



**AGENDA
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, March 12, 2026
Regular Meeting at 6:00 PM



Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coats

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice-Chair
Place 7 – Tyler Bray
Staff Liaison – Robin Griffin

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the March 5, 2026 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on February 26, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-23-0097 Leander Estates Phase 2 Final Plat; on one (1) parcel of land 79.107 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R383651, generally located southeast of the intersection of Sandman Pass and Prairie Verbena Road, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0205 to amend the current zoning of 675 Kauffman Loop Planned Unit Development (PUD) with base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) to remove the prohibition of automotive uses on Lot 3, Block B of the 675 Kauffman Loop Subdivision and allow for a car wash on Lot 4, Block B of the 675 Kauffman Loop Subdivision on one (1) parcel of land 2.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R328207; and generally

located 1,500 feet to the east of the intersection of SH 29 and Ronald W. Reagan Boulevard on the south side of SH 29, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0205 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

9. Discuss and consider action regarding Tree Removal Case TRP-25-0049 regarding the removal of six (6) Significant Trees and one (1) Heritage Tree associated with Oak Grove Estates (PICP-25-0274), generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
10. Discuss and consider action regarding Tree Removal Case TRP-26-0051 regarding the removal of 13 Significant Trees associated with 675 Kauffman Loop Lot 1, Block B (SD-25-0374), generally located at 3244 Albion Drive, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Discussion
 - d. Consider Action
11. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 5th day of February 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Veronica Tovar, Secretary



**EXECUTIVE SUMMARY
3/12/2026**

AGENDA SUBJECT:

Approval of the minutes for meeting held on February 26, 2026.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Attachments:

1. 2-26-20206 P & Z minutes



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, February 26, 2026
Regular Meeting at 6:00 PM



Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coats

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice-Chair
Place 7 – Tyler Bray
Staff Liaison – Robin Griffin

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present except Commissioner Donnie Mahan.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the February 24, 2026 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

Rebekah Cummings, 2333 Beebalm St., Leander, Texas 78641 spoke on behalf of residents seeking answers about the sports complex.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6-10.

By: Board Member Oliver
Seconded: Board Member Coats

Vote: 6 - 0

6. Approval of the minutes for meeting held on February 12, 2026.
7. Approval of the extension of the application expiration for Site Development Case SD-24-0226 Gabriel's Horn Development Overall Shared Improvements; on four (4) parcels of land 17.82 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804, R022218,

R500871, and R500872, generally located northwest of the intersection of Ronald W. Reagan Boulevard and Gabriel Horn Road, Leander, Williamson County, Texas.

8. Approval of the extension of the application expiration for Site Development Case SD-24-0245 Gabriels Horn Lot 5; on two (2) parcels of land 9.09 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R473804 and R500872, commonly known as 2005 Gabriels Horn Place, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Site Development Case SD-24-0246 Gabriels Horn Lot 4; on one (1) parcel of land 2.06 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R022218, commonly known as 18201 and 18193 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Site Development Case SD-24-0247 Gabriels Horn Lot 3; on one (1) parcel of land 1.83 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R500872, commonly known as 18249 & 18229 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing regarding Special Use Case Z-25-0203 to consider action on a Special Use Permit to allow for used vehicles sales on a portion of a parcel of land 0.73 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031857; and more commonly known as 2401 S US 183, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0203 as described above.

Public Hearing opened at 6:08 p.m.; Public Hearing closed at 6:08 p.m.; following discussion.

No one wished to speak in favor or opposition of the request.

Motion to approve Zoning Case Z-25-0203.

By: Board Member Oliver
Seconded: Board Member Bray

Vote: 6 - 0

REGULAR AGENDA - REVISED

12. Discuss and consider action on Zoning Case Z-25-0196 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFU-2-A (Single-Family Urban) and SFC-2-A (Single-Family Compact) on one (1) parcel of land approximately 55.152 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R032246; and generally located west of Kauffman Loop approximately 300 feet south of Equine Road and CR 267 Leander, Williamson County, Texas.

Motion to approve Zoning Case Z-25-0196.

By: Board Member Morales
Seconded: Board Member Oliver

Vote: 5 - 1 Board Member Lantrip

13. Discuss and consider action on selecting a Planning & Zoning Commissioner to serve as a member of the Comprehensive Plan Advisory Committee (CPAC).

Motion to select Commissioner Morales as the Planning & Zoning Commissioner to serve as a member of the Comprehensive Plan Advisory Committee (CPAC).

By: Board Member Oliver
Seconded: Board Member Lewis

Vote: 6 - 0

14. Adjournment
Meeting adjourned at 6:26 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
3/12/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-23-0097 Leander Estates Phase 2 Final Plat; on one (1) parcel of land 79.107 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R383651, generally located southeast of the intersection of Sandman Pass and Prairie Verbena Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for Leander Estates Phase 2, which is a 79.107 acre residential subdivision including 66 residential lots.

Article II, Section 24 (g) includes the following provisions.

(g) Application Expiration.

(1) The Final Plat application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations.

(2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting another six (6) month extension of the application in order to allow additional time for coordination of funding.

HISTORY/TIMELINE:

09/19/2023 – Preliminary Plat Approved

07/20/2024 – Final Plat Application Expired

01/20/2025 – Final Plat Application Staff Extension Expired

01/20/2026 – Final Plat Application Commission Extension Expired

APPLICANT/AGENT:

Quiddity (Eric Vann) on behalf of Leander 210, LLC. (James McVaugh)

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The final plat application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to July 20, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-23-0097 Att 1 Leander Estates Phase 2 - Extension Request
2. FP-23-0097 Att 2 Leander Estates Phase 2 - Location Map



101 E Old Settlers Blvd, Ste 280
Round Rock, Texas 78665
Tel: 512.441.9493
www.quiddity.com

January 22nd, 2026

Ms. Karina Castillo
City of Leander
PO Box 319
Leander, Texas 78646

Re: FP-23-0097 Leander Estates Phase 2 Final Plat Application Expiration

Dear Ms. Castillo:

We would like to formally request the City Council grant a six-month application extension from the expiration date of January 20th, 2026. The reason for this extension is to get the appropriate funding for Phase 2. Per Article II, Section 23(g(2)) of the City's Subdivision Ordinance, it is our understanding that projects may be granted a one-time six-month extension.

Quiddity provided the initial submittal to the City of Leander on July 25th, 2023. Since that time, five final plat updates have been provided to the City to address staff comments, final approval and recordation of this plat is expected to occur within this upcoming submittal. Substantial progress has been made toward construction plan approval. We understand that the application may not be extended beyond six months from the application expiration date.

Your consideration of the extension is appreciated. Please do not hesitate to contact me if you have any other questions.

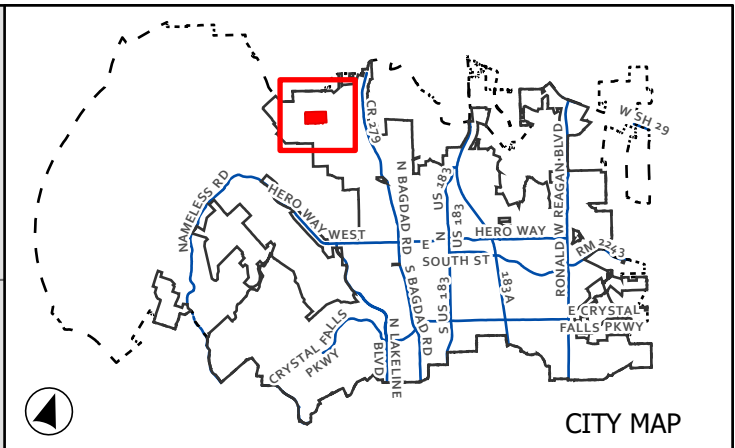
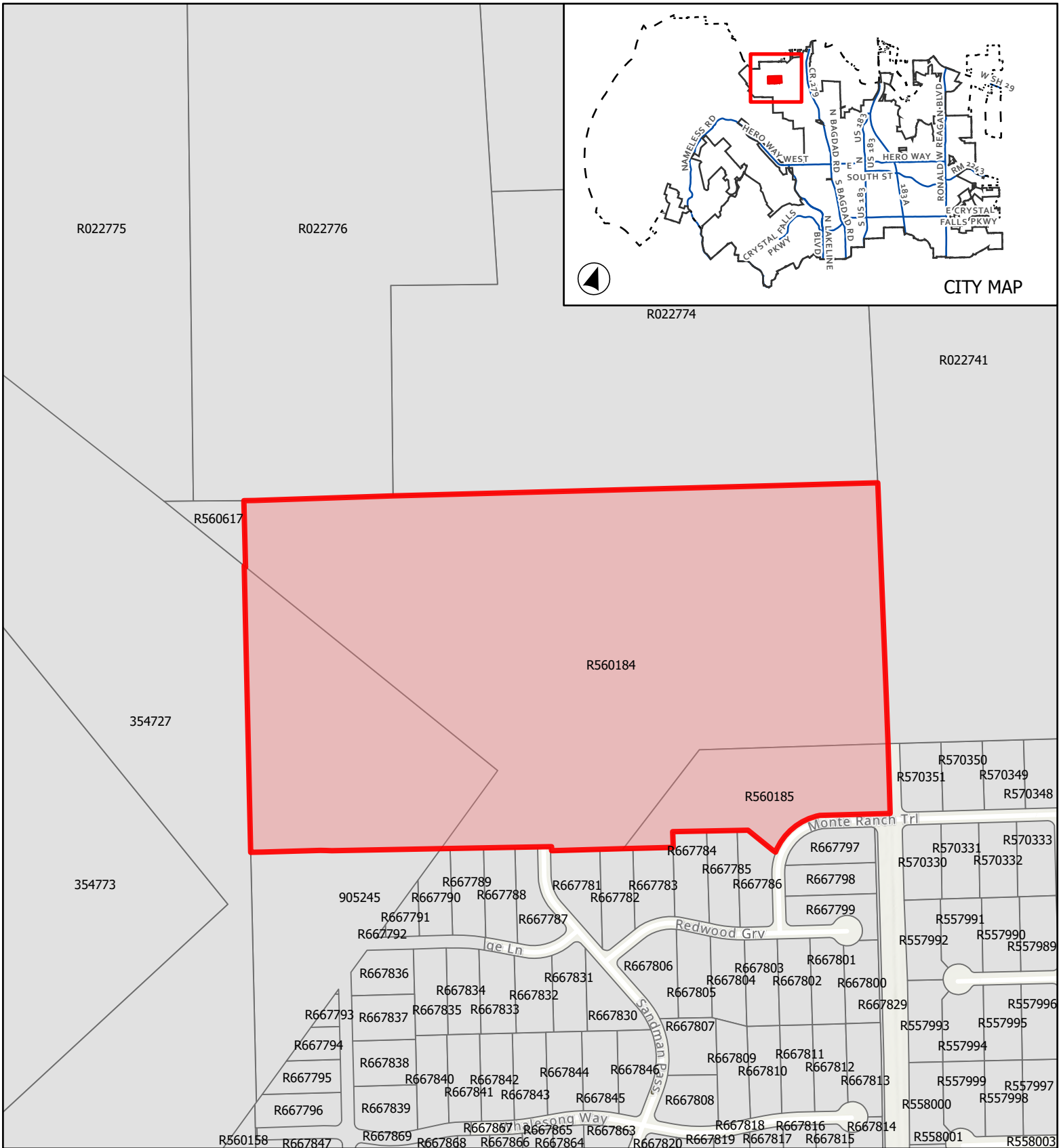
Sincerely,

A handwritten signature in blue ink that reads "Eric C. Vann".

Eric C. Vann, PE
Project Manager

ECV/wm

K:\17232\17232-0001-01 209 Acre Leander Tract Engineering & Sur\Project Management\Correspondence\OUT\20250818 COL Extension\



CASE: FP-23-0097

ATTACHMENT 2

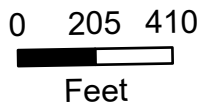
LEANDER ESTATES PH 2

Location Map



City Limits
ETJ

Subject Boundary



This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



EXECUTIVE SUMMARY
3/12/2026

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0205 to amend the current zoning of 675 Kauffman Loop Planned Unit Development (PUD) with base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial) to remove the prohibition of automotive uses on Lot 3, Block B of the 675 Kauffman Loop Subdivision and allow for a car wash on Lot 4, Block B of the 675 Kauffman Loop Subdivision on one (1) parcel of land 2.4 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R328207; and generally located 1,500 feet to the east of the intersection of SH 29 and Ronald W. Reagan Boulevard on the south side of SH 29, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0205 as described above.

BACKGROUND:

This request is the first step in the zoning process. The applicant has submitted a request to amend the 675 Kauffman Loop PUD that includes the following updates:

1. **Lot 3, Block B** – The applicant is proposing to remove the existing prohibition on automotive repair for the development of this lot. The PUD was previously amended to allow for overhead doors as part of the development. This change would allow for automotive repair with overhead doors such as general service garages, inspection centers, and repair shops.
2. **Lot 4, Block B** – The applicant is requesting to allow the car wash and reduce the compatibility setback for washing of vehicles (including vacuum facilities) from 150 feet to 75 feet from properties zoned for residential use (Article V, Section 3(v)(a) of the Composite Zoning Ordinance). The proposal also includes increasing the height to the required masonry screening wall to eight (8) feet where between the car wash and the residential use. The wall height would be eight (8) feet only where it is directly adjacent to Lot 4, Block B.

The proposal does comply with the Comprehensive Plan and is appropriate for properties located in the Activity Center land use category as identified by the Comprehensive Plan.

PREVIOUS APPROVALS

Initially, a PUD for this property was approved in 2022 that included a horizontal mixed-use development with General Commercial and Townhouse uses. The PUD included the following prohibited uses:

- a. Bar, nightclub or private club.
- b. Equipment and furniture or other similar good sales, repair and service.
- c. Funeral home, included embalming and crematory facilities associated with an onsite
- d. funeral home or cemetery.
- e. Manufactured housing sales and accessory building sales.
- f. Office/warehouse including painting, plumbing or similar commercial service.
- g. Transportation related facilities including commercial parking lots, passenger

- h. terminals, taxi-cab station and mass transit terminals.
- i. New or used vehicle and mayor equipment sales, rental or leasing, repair of new or
- j. used vehicles, body shop.
- k. Wholesale activities with less than 3,500 square feet of gross area of business.

In 2024, the applicant requested a minor amendment to the PUD to clarify the timing of the phasing of the project. They also requested an amendment to the PUD to allow for overhead doors associated with commercial uses such as restaurants with outdoor patios.

GENERAL INFORMATION:

Current Zoning: Planned Unit Development (PUD) with base zoning districts of SFT-2-A (Single-Family Townhouse) and GC-2-A (General Commercial)

Size and Location: The two lots are located approximately 1,500 feet to the east of the intersection of SH 29 and Ronald W. Reagan Boulevard on the south side of SH 29, including approximately 2.4 acres.

Surrounding Area: To the north of this property is SH 29 and a vacant lot outside of the City of Leander jurisdiction. To the west of this property is Bar W Ranch Commercial development which includes HEB and retail uses. To the east of the property is vacant land outside of the City of Leander jurisdiction and to the south is the SFT (Single-Family Townhouse) portion of the Kauffman Loop PUD development which is currently undeveloped.

PROPOSED ZONING DISTRICT:

USE COMPONENT

GC – GENERAL COMMERCIAL:

Features: Any use in LC (Local Commercial) plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 square feet

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT

TYPE 2:

Features: Accessory buildings greater of 20% of primary building or 120 square feet;; drive-thru service lanes; uses not to exceed 40,000 square feet.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) This component is intended to be utilized with the majority of LO (Local Office) and LC (Local Commercial) use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (3) This component is intended to be utilized with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components when adjacent to residential districts and additional compatibility standards are warranted.
- (4) This component is generally not intended to be utilized with HC (Heavy Commercial), and HI (Heavy Industrial) use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the landowner.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (3) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (4) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

ACTIVITY CENTER

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunities for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' are also required to be contacted.

Neighborhood outreach was conducted via mailed letters on October 27, 2025 regarding only Lot 3, Block B proposed updates. No comments/concerns were received. Upon update to the PUD amendment request to include Lot 4, Block B, the applicant conducted a new neighborhood outreach via mailed letters on February 6, 2026. Per the applicant's neighborhood summary communications, they also reached out via email and phone. The adjacent townhome community representative discussed raising the height of the fence to 10 feet to help with noise. The applicant consulted with Staff to confirm the preferred height for a fence being eight (8) feet. Additionally, the developer of the car wash verified that the building will be 75 feet from the property line, and the vacuums will be located on the north side of the lot, closest to SH 29.

Please see the full report from the applicant attached as Exhibit 8.

HISTORY/TIMELINE:

- 10/10/2022 – Kauffman Loop PUD Approved
- 06/19/2024 – Kauffman Loop PUD Minor Amendment Approved
- 11/21/2024 – Kauffman Loop PUD Amendment #1 Approved
- 02/12/2026 – Kauffman Loop PUD Amendment #2, Postponed

APPLICANT/AGENT:

675 Kaufman, LLC. (Richard Gary).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Commission has the following options:

1. Approve the proposed zoning request;
2. Deny the proposed zoning request; or
3. Approve an alternative request which could modify the following:
 - a. Adjusting the allowed or prohibited uses on both lots or either lot;
 - b. Increasing the distance requirements for the car wash;
 - c. Requiring alternative screening; and/or
 - d. Approving the proposed amendments for only one lot.

Staff recommends Option 2 listed above – deny the proposed zoning request. Staff made this recommendation based on the compatibility with the adjacent land uses and coordination with the planned adjacent townhome community representatives. The initial PUD was intended for a mix of townhouses and commercial uses. The additional uses are not compatible with residential uses.

Staff does not support the modifications to Lot 4, Block B to allow the car wash. It is important to define vacuuming facilities and sound decibel limitations. The Conceptual Site Plan (attachment 9) provided by the applicant does show the main vacuuming facility but excludes the vacuuming stations. The vacuums are proposed to be as close as 34’ to the adjacent residential property per the Conceptual Site Plan.

PRESENTER:

Justin Hunt, Senior Planner

Attachments:

1. Z-25-0205 Att 1 Letter of Intent - 675 Kauffman Loop
2. Z-25-0205 Att 2 Current Zoning - 675 Kauffman Loop
3. Z-25-0205 Att 3 FLU Map - 675 Kauffman Loop
4. Z-25-0205 Att 4 Public Notification - 675 Kauffman Loop
5. Z-25-0205 Att 5 Aerial Map - 675 Kauffman Loop
6. Z-25-0205 Att 6 Utilities Map - 675 Kauffman Loop
7. Z-25-0205 Att 7 PUD Notes- 675 Kauffman Loop PUD Amendment #2
8. Z-25-0205 Att 8 Neighborhood Outreach - 675 Kauffman Loop
9. Z-25-0205 Att 10 Conceptual Site Plan - 675 Kauffman Loop

LETTER OF INTENT

JW Development, Inc

For

675 Kauffman LP

Re: PUD AMENDMENT Ordinance 22-0093-00
 Amended by and
 further amended by 24-104-00

Property located at 675 Kaufman Loop Georgetown TX. 78626

Parcel ID R328207, County ID 48491

Specifically , Lot 3, Block B of the Kauffman LOOP PUD with base zoning GC-2A

Lot 4, Block B of Kauffman Loop PUD

We regret the need to petition the city for yet another PUD amendment.

We are expressing via this letter of intent that we would like to request the removal of prohibited use, Automotive Services from this PUD, as described in Ordinance 22-0093-00.

More specifically, from 1 lot: Lot 3, Block B of the final Plat. (attached as an exhibit)

We were unaware of automotive services as a restricted/prohibited use list. This was clearly an oversight on our part and failure to notice the addition of this in prohibitive use section.

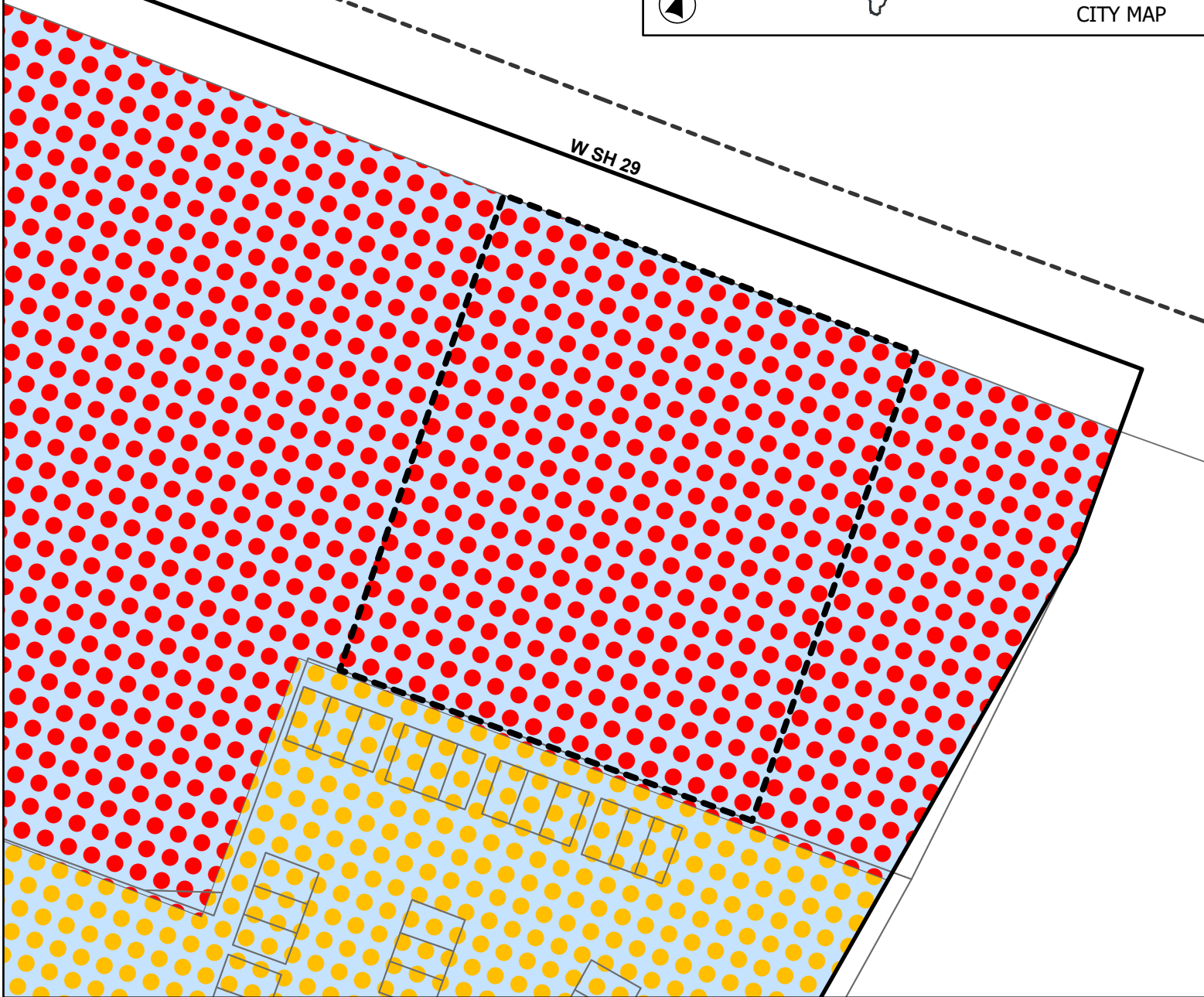
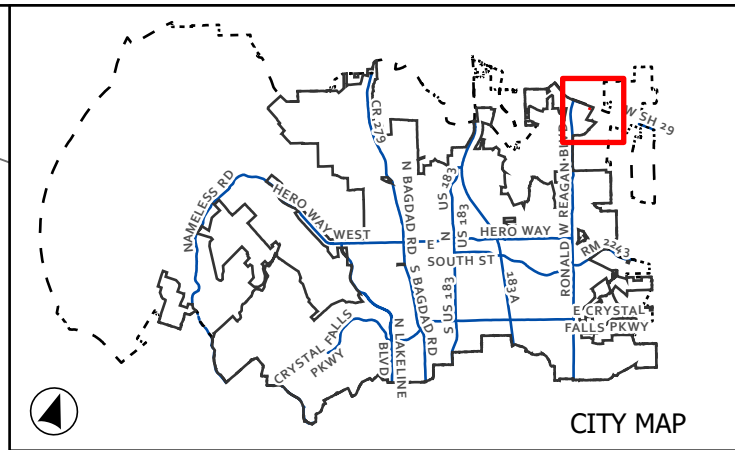
Additionally, we are requesting a variance in the base zone CODE as part of the PUD to allow for a Car Wash on Lot 4, Block B at this location to allow for this adjacent to a residential property.

EXHIBIT A Attached in the EXHIBITS section provides the details as to our request.

Richard Gary

512 415 9367

richard@jwdevelopmentinc.com

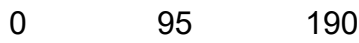


CASE: Z-25-0205

ATTACHMENT 2

675 KAUFFMAN LOOP

Current Zoning



Feet

City Limits

ETJ

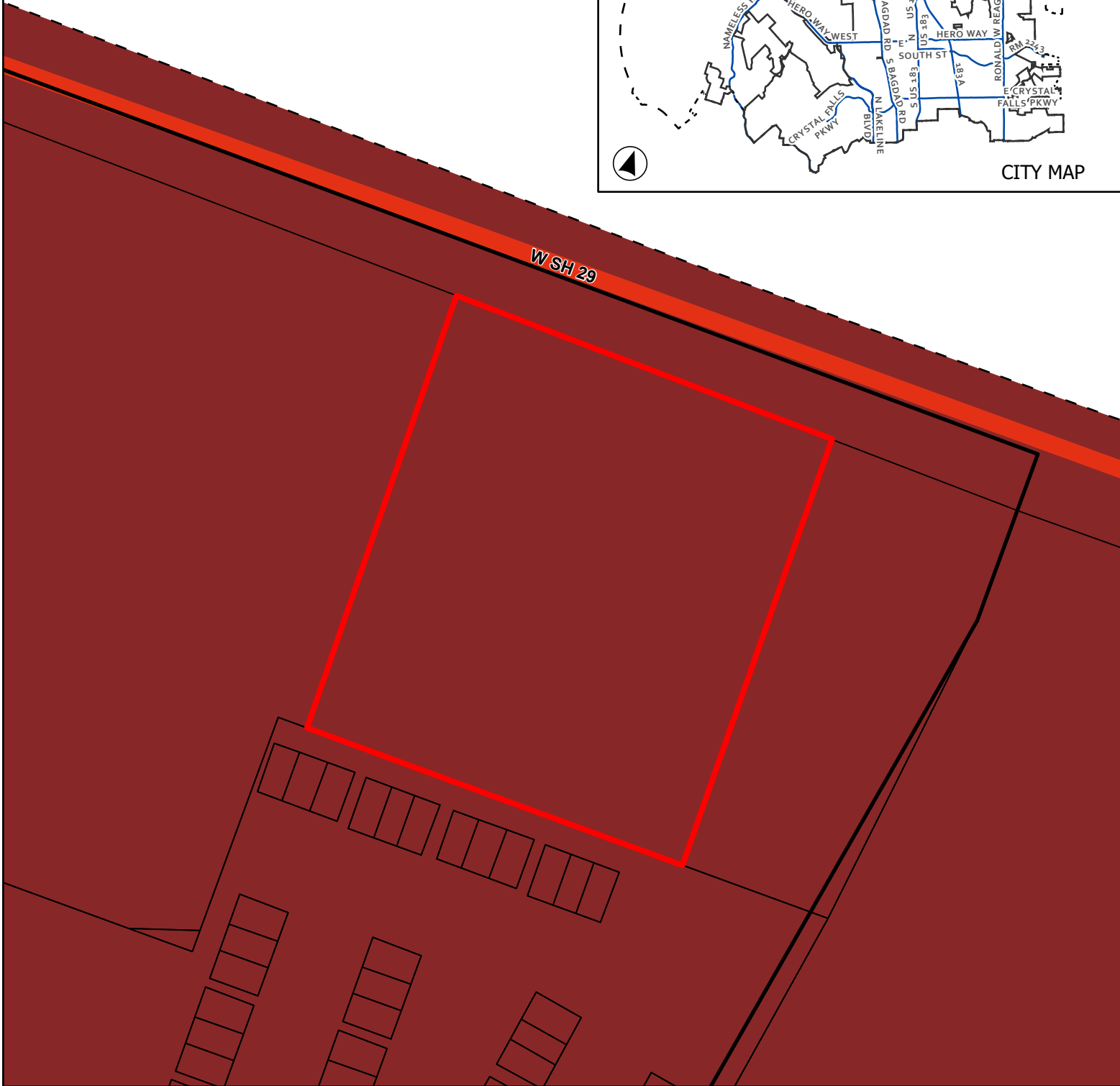
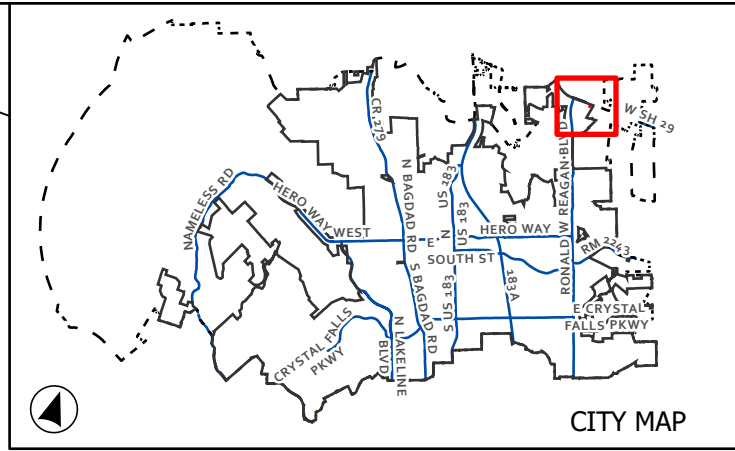
Current Zoning

PUD - Townhomes

PUD - General Commercial

Subject Boundary

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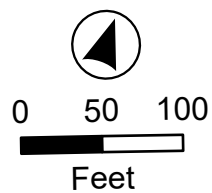
CASE: Z-25-0205

ATTACHMENT 3

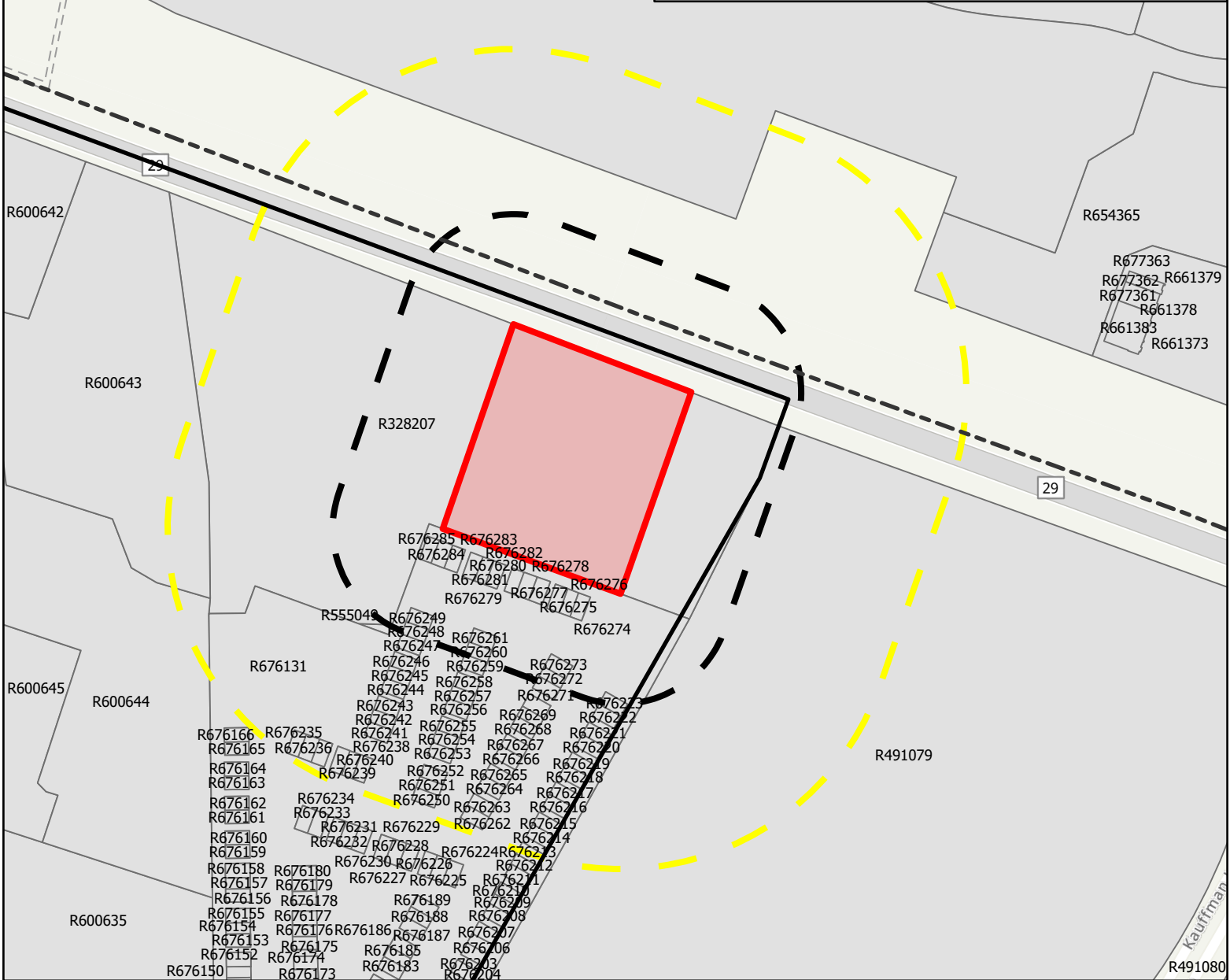
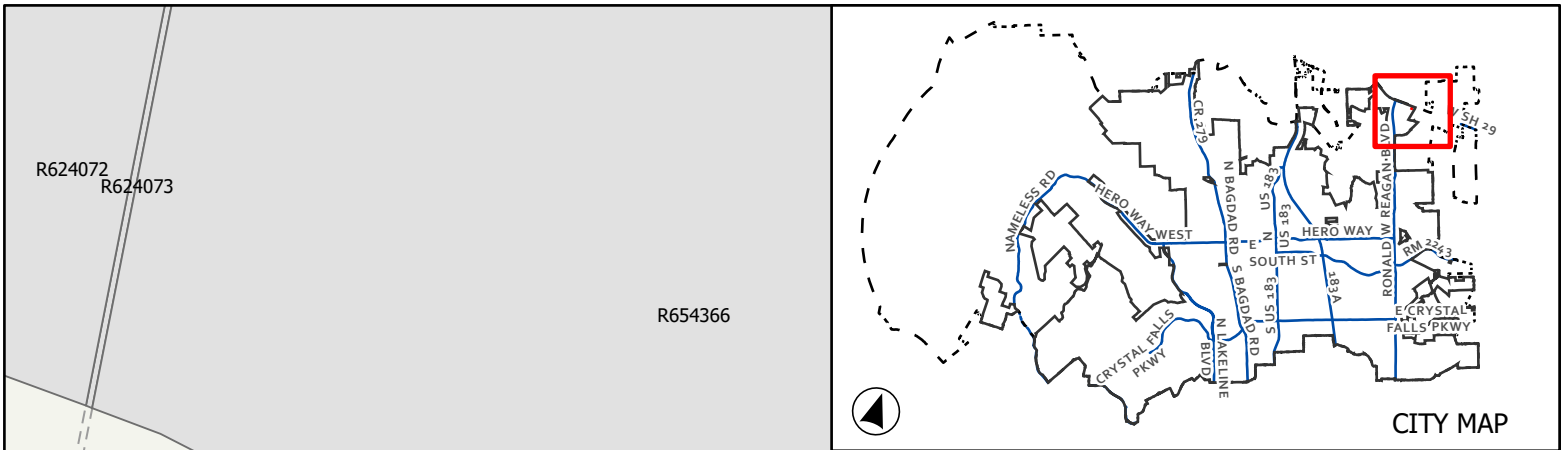
675 KAUFFMAN LOOP

Future Land Use Map

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- ETJ Boundary
- Leander City Limits
- Access Controlled, Existing
- Activity Center
- Subject Boundary



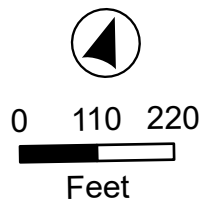
CASE: Z-25-0205

ATTACHMENT 4

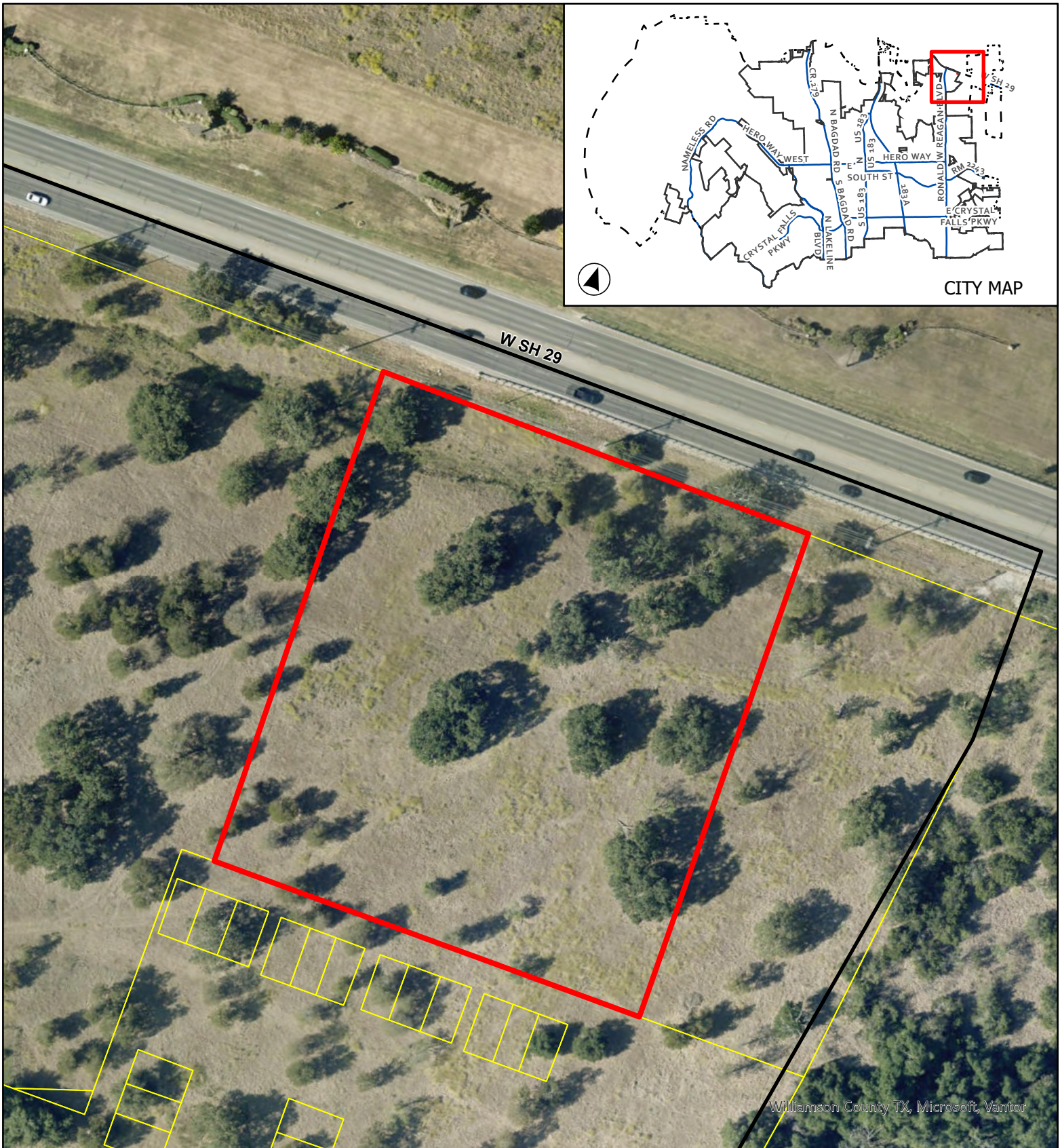
675 KAUFFMAN LOOP

Public Notification

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ
- Subject Boundary
- Buffer 200
- Buffer 500



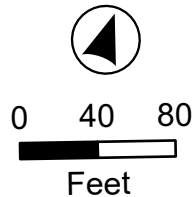
CASE: Z-25-0205




ATTACHMENT 5

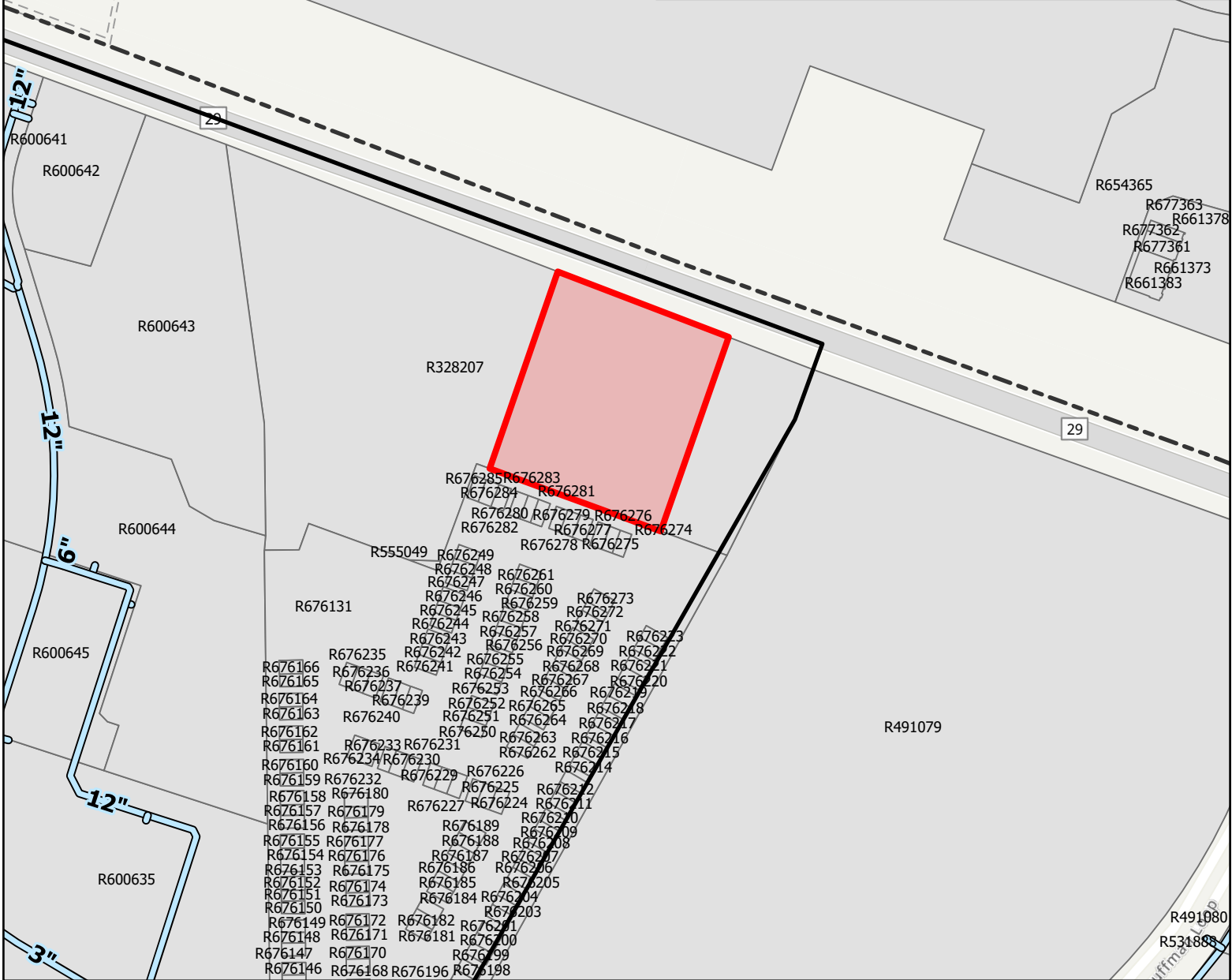
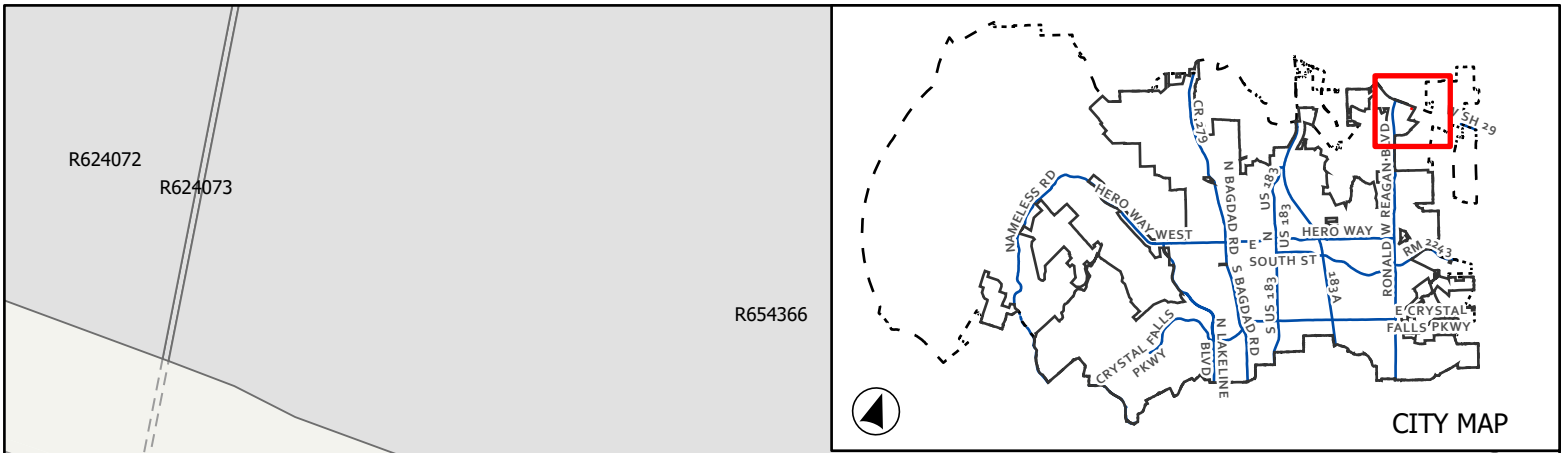
675 KAUFFMAN LOOP

Aerial Map

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-  Leander City Limits
-  Williamson County Parcels
-  Subject Boundary



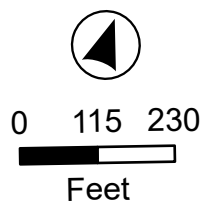
CASE: Z-25-0205

ATTACHMENT 7

675 KAUFFMAN LOOP

Utilities Map

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- City Limits
- ETJ
- Subject Boundary
- Waste Water Line
- Water Main Line

Exhibit A

675 Kauffman Loop Planned Unit Development Amendment #2

A. Purpose and Intent

1. The 675 Kauffman Loop PUD is comprised of approximately 25 acres. The property referenced in this PUD Amendment #2 applies to Lots 3 and 4, Block B of the 675 Kauffman Loop Subdivision, as shown in Exhibit B. The development of this property includes ~~commercial and residential development~~ automotive services and a carwash.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-2-A (General Commercial)

~~SFT 2-A (Single Family Townhouse)~~

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concept; as well as a guide for general geometry and layout of the future private roadway and building envelopes. It is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses include all uses authorized pursuant to SFT and GC use components as identified in Exhibit C, except the following as prohibited uses:
 - a) Bar, nightclub or private club.
 - b) Equipment and furniture or other similar good sales, repair and service.
 - c) Funeral home, included embalming and crematory facilities associated with an on-site funeral home or cemetery.
 - d) Manufactured housing sales and accessory building sales.
 - e) Office/warehouse including painting, plumbing or similar commercial service.
 - f) Transportation related facilities including commercial parking lots, passenger terminals, taxi-cab station and mass transit terminals.
 - g) New or used vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop, except as amended below.
 - h) Wholesale activities with less than 3,500 square feet of gross area of business.

2. Repair of new or used vehicles allowed on Lot 3, Block B of the 675 Kauffman Loop Subdivision.

~~2. The maximum number of townhouses (10 units/acre) on the 15.36 SFT tract is 153 units.~~

~~3. A condo regime is proposed for the townhouse tract allowing multiple units on one lot.~~

E. Development Standards

1. The PUD modifies the limitations of Article VI, Section 7 (b) (5) of the City's Composite Zoning Ordinance regarding the use of structural stabilization for the perimeter of non- residential and multi-family drainage facilities being limited to ninety (90%) percent of the pond perimeter excluding outlet structures.

2. This project shall utilize private drives instead of public roadways. Private drives will meet city of Leander Private Drive standards.

3. Sidewalks are required throughout the interior of the project and connecting Kauffman. These sidewalks shall be a minimum of four (4') feet wide and constructed of concrete.

~~4. Guest Parking will be provided at a ratio ten (10%) percent of the required spaces.~~

~~5.4.~~ Turf grass in the narrow strips adjacent to street curbs between sidewalk and street pavement shall be prohibited. Materials such as river rock crushed granite, or similar product shall be used in this location.

~~6.5.~~ All HOA Landscape Lots shall be limited to fifty (50%) percent turf grass coverage.

~~7.6.~~ Commercial portions of the development (Parcels 1 or 2 – Exhibit C) shall be developed with vertical improvements prior to or concurrently with the residential portions of the development (Parcel 3 – Exhibit C). Commercial Portions of the development (Parcels 1 or 2 – Exhibit C) shall be developed with pad ready improvements prior to or concurrently with the residential portion of the development (Parcel 3 – Exhibit C).

7. Commercial overhead service doors are permitted in the General Commercial portion of the project.

8. Carwash is allowed on Lot 4, Block B of the 675 Kauffman Loop Subdivision. The washing of vehicles (including vacuum facilities) shall not be located within 75' of a residential district.

~~8.~~ A six-foot masonry privacy wall is required to be constructed in accordance with Article VI, Section 14(d) of the Composite Zoning Ordinance. An eight-foot (8') masonry privacy is required to be installed between the carwash and the residential use

From: 675 Kaufman LP

TO: Neighbors within area to be notified

RE: Proposed PUD Amendment (Zoning Change)
Ordinance 22-093-00 regarding Block B

This notice serves to inform you that as owners of the commercial parcel, approximately 10 acres in total area, that we are petitioning the City of Leander to modify the existing PUD to allow for automotive repair and car wash services.

Said automotive repair will be in an enclosed building as we see in most branded brands. The current client is a MIDAS automotive franchise. We are petitioning the city to remove the automotive prohibition on Lot 3, Block B.

Additionally, Lot 4, Block B is a proposed Car Wash service and will be the 13th unit of this locally owner/operator. It is a tunnel car wash. The PUD amendment seeks to remove restrictions in the zoning code prohibiting locations of car wash units near residential designations.

I am glad to meet with you and to discuss either of these uses.

Richard Gary

JW Development

7801 N. Capital of TX Hwy., Ste. 390

Austin, TX 78730

richard@jwdevelopmentinc.com

512 415 9367

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

- 1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Sent an original letter on 10/27 then followed up with a new letter regarding SUDS on 2/6/26.

- 2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

We notified the Townhome Community representative. Ravi Palumi. He was notified by mail, email and phone Ph 650 740 3097. pulimi@gmail.com 190601 Reanch Rd. 1431, Jonestown, TX 78645 USA.

- 3. What concerns were raised during these communications?

He and i discussed about the possibility of raising the height of the fence to help abate the noise.

we discussed an 8 ft or 10 ft fence for the width of the Car Wash lot.

Additionally, the developer of the car wash has verified that the blowers are on the north side of the building close to SH 29

- 4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

We will agree to an increase in the height of the screening fence. (Masonry- to 8 ft or 10 ft - whatever the city will allow.

The above information is deemed to be true to the best of my knowledge.

Signature: *Bikar Ray* Date *2/11/26*



Suds Deluxe Car Wash

Hwy 29, Georgetown, Tx. 78628

Start of Blowers
80 ft inside
tunnel

PRELIMINARY

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

CHARLES W. POPE TX#13356

Date: 02.26.26

Blowers will be
150 ft. from Fence
line

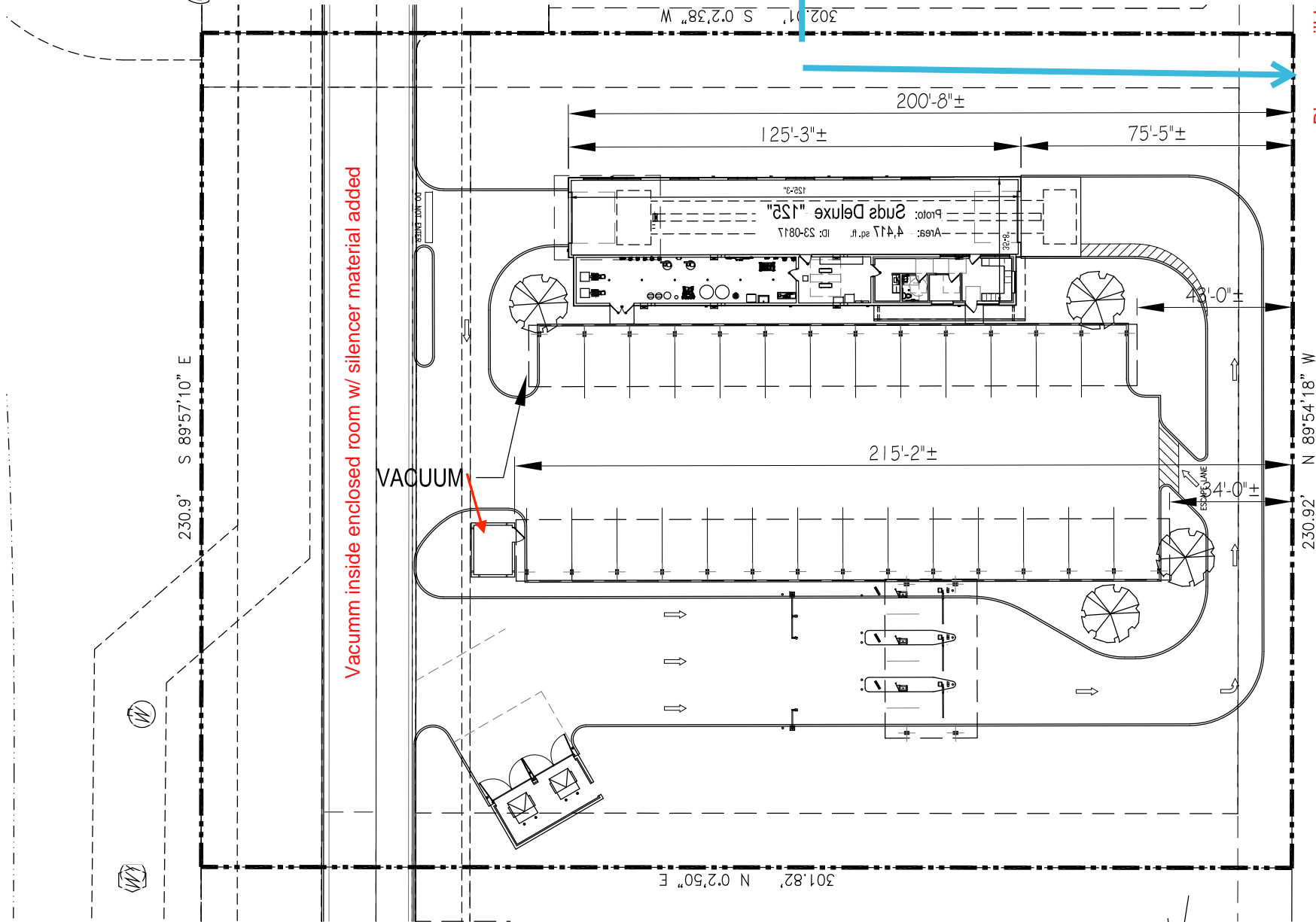
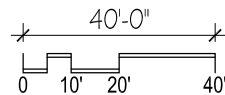


Exhibit - Distances

SCALE: 1" = 40'-0"

Version **D**



CHARLES WILLIAM POPE
& ASSOCIATES - ARCHITECTS
TEL: (210) 349-6005



EXECUTIVE SUMMARY
3/12/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0049 regarding the removal of six (6) Significant Trees and one (1) Heritage Tree associated with Oak Grove Estates (PICP-25-0274), generally located east of CR 175, approximately 250 feet north of Carthage Street, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. The applicant has submitted a request to remove six (6) Significant Trees and one (1) Heritage Tree. While the letter of intent and preservation plan mentions five (5) Significant Trees, the city considers the multi-trunk Trees 917A and 917B as two (2) separate trees. These trees were not previously approved for removal with the Preliminary Plat. Per the applicant, the subdivision construction plan design requires additional tree removals in order to grade the Right of Way. Additionally, the Heritage Tree is impacted by channel construction.

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than 18 caliper inches requires the approval of the Planning & Zoning Commission. Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission will complete their review of the Significant Tree Removal on March 12, 2026. The action will be provided during the City Council Meeting.

Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to fifty (50%) percent of the caliper inches of Significant Trees between eight (8) and 26 caliper inches may be removed without mitigation for single-family and two-family subdivisions.
- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and 18 caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 26 caliper inches.
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed.
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to \$150.00 per caliper inch of replacement tree.

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION

Action will be taken by the Planning & Zoning Commission on March 12, 2026 regarding Significant Trees. No

additional action is required by the City Council for this portion of the request. There are 221 Significant Trees between eight (8) and 26 caliper inches and the applicant is proposing to remove a total of 56 trees. The Preliminary Plat included 25 trees to be removed. During the Public Improvements Construction Plan (PICP) review, additional trees were proposed to be removed. Of the additional trees, 25 Significant Trees do not require action because they are less than 18 caliper inches. There were five (5) Significant Trees between 18 and 26 inches and one (1) Heritage Tree that require consideration for approval by the Commission. The following tree mitigation is proposed for the tree removal request:

- Mitigation is proposed through credit from the 773.5 caliper inches of preserved trees.

HERITAGE TREE REMOVAL – COUNCIL CONSIDERATION

There are 13 Heritage Trees on the site and the applicant is proposing to remove one (1). As part of this request, the following mitigation will be required for the Heritage Tree removal request:

- Heritage Tree removal fee in the amount of \$9,000 based off the removal of 30 caliper inches at a rate of \$300.00 per inch.
- Replacement Trees required at a 3:1 ratio for a total of 90 inches. The applicant is proposing to pay a fee in lieu in the amount of \$28,800.00

A complete preservation plan for this property is provided as Attachment 4. All of the fees and mitigation will be paid with the Public Improvement Construction Plans (PICP) permit.

GENERAL INFORMATION:

Current Zoning: SFE-2-A (Single Family Estate)

Size and Location: This property is generally located east of CR 175, approximately 250 feet north of Carthage Street, including approximately 20.536 acres.

Surrounding Area: This property is located north of the Edgewood subdivision. To the west of the site is a single-family residence. The areas to the north and south are undeveloped. The Grass Patch Inc. is located directly to the east of the site located outside the city limits.

Physical and Natural Features: This property contains moderate tree coverage with an existing residence. There is no floodplain.

HISTORY/TIMELINE:

- 03/19/2025 – Annexation Approved
- 03/20/2025 – Zoning Approved
- 06/18/2025 – Concept Plan Approved
- 12/11/2025 – Preliminary Plat Approved

APPLICANT/AGENT:

Eli Engineering, PLLC (Gary Jones) on behalf of CR 175 Investments, LLC (Josh Becker).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the tree removal request;
2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees

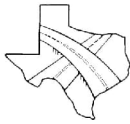
Staff recommends Option 1 listed above – Approve the tree removal request. This would allow the applicant to remove trees as part of the PICP permit.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

1. TRP-25-0049 Att 1 Letter of Intent - Oak Grove Estates
2. TRP-25-0049 Att 2 Location Map - Oak Grove Estates
3. TRP-25-0049 Att 3 Aerial Map - Oak Grove Estates
4. TRP-25-0049 Att 4 Tree Removal Exhibit - Oak Grove Estates
5. TRP-25-0049 Att 5 Tree Field Data - Oak Grove Estates



Firm # 17877

Mr. Justin W. Hunt
Senior Planner
City of Leander
201 N Brushy Street
Leander, TX 78641

Re: Oak Grove Estates
Significant and Heritage Tree Removal Request

Dear Mr. Hunt:

On behalf of CR 175 Investment, LLC. I am requesting removal of an additional five (5) significant trees measured greater than eighteen (18) inches up to twenty-six (26) inches and one heritage tree (>26") from the referenced subdivision that are over and above what was approved with the Preliminary Plat. As a result of the specific requirements we ran into during construction plan design, there were additional trees close to the ROW that will need to be removed predominantly for grading. The one heritage tree in the bypass channel presents a significant challenge to try to save. We looked at multiple channel alternatives to try to get something that would work to save the tree. The offsite channel is a significant amount of water that would require concrete channel protection and tree well walls to control erosion and direct the channel around the tree. That would result in inefficient hydraulics and could result in ongoing maintenance issues in the channel.

In accordance with Section 22(3)(III)(B) of the Subdivision Ordinance, up to fifty (50%) percent of the caliper inches of significant trees between eight (8) and twenty six (26) caliper inches may be removed without mitigation for single family and two-family subdivisions. Mitigation is being achieved by using credit for existing trees on site per Article VI, Section 1 (c)(5)(III)(A). The proposed plan significantly exceeds the requirements of the Subdivision Ordinance. The Owner and our team share the desire to save as many of these trees as possible which resulted in multiple iterations in layouts and configurations to get to where we are. There are so many trees on this property, to meet the City's design criteria and just a practical layout for the homes requires some consideration for removal which I think the Ordinance recognizes with the 50% mandate. There are some of the trees shown to be removed that the Owner may choose to keep although they do not meet the specific criteria with respect to the ½ critical root zone.

I have included the Tree Preservation Summary tables for both the approved Preliminary Plat and the proposed PICP plans below. As shown, there were 150" of trees >18" to 26" shown to be removed with the Preliminary Plat. After designing the streets, drainage and utilities for the subdivision, we are showing an additional 130" of those trees to be removed plus the one 30" heritage tree. The plan still saves 75% of the significant trees and 93% of the heritage trees.

TREE PRESERVATION PLAN - APPROVED PRELIMINARY					
OAK GROVE ESTATES					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	1891	1676	88%	215	11%
>18" to 26"	1141	991	87%	150	13%
SUBTOTAL 8" to 26"	3032	2667	88%	365	12%
>26"	427	427	100%	0	0%
TOTALS	3459	3094	89%	365	11%
TOTAL TREES					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	165	147	89%	18	11%
>18" to 26"	56	49	88%	7	13%
SUBTOTAL 8" to 26"	221	196	89%	25	11%
>26" HERITAGE	13	13	100%	0	0%
TOTALS	234	209	89%	25	11%
MITIGATION PLAN: 8" - 18"					
TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	\$ -
MITIGATION PLAN: Protected & Heritage Trees					
TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	0	-	0	-	\$0.00
>26" HERITAGE	0	-	-	0	\$0
				TOTAL	\$0.00

TREE PRESERVATION PLAN - PICP PLANS					
OAK GROVE ESTATES					
TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	1900	1433	75%	467	25%
>18" to 26"	1141	861	75%	280	25%
SUBTOTAL 8" to 26"	3041	2294	75%	747	25%
>26"	427	397	93%	30	7%
TOTALS	3468	2691	78%	777	22%
TOTAL TREES					
TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	165	122	74%	43	26%
>18" to 26"	56	43	77%	13	23%
SUBTOTAL 8" to 26"	221	165	75%	56	25%
>26" HERITAGE	13	12	92%	1	8%
TOTALS	234	177	76%	57	24%
MITIGATION PLAN: 8" - 18"					
TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	\$ -
MITIGATION PLAN: Protected & Heritage Trees					
TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	0	-	0	-	\$0.00
>26" HERITAGE	30	-	-	90	\$3,000
				TOTAL	\$9,000.00

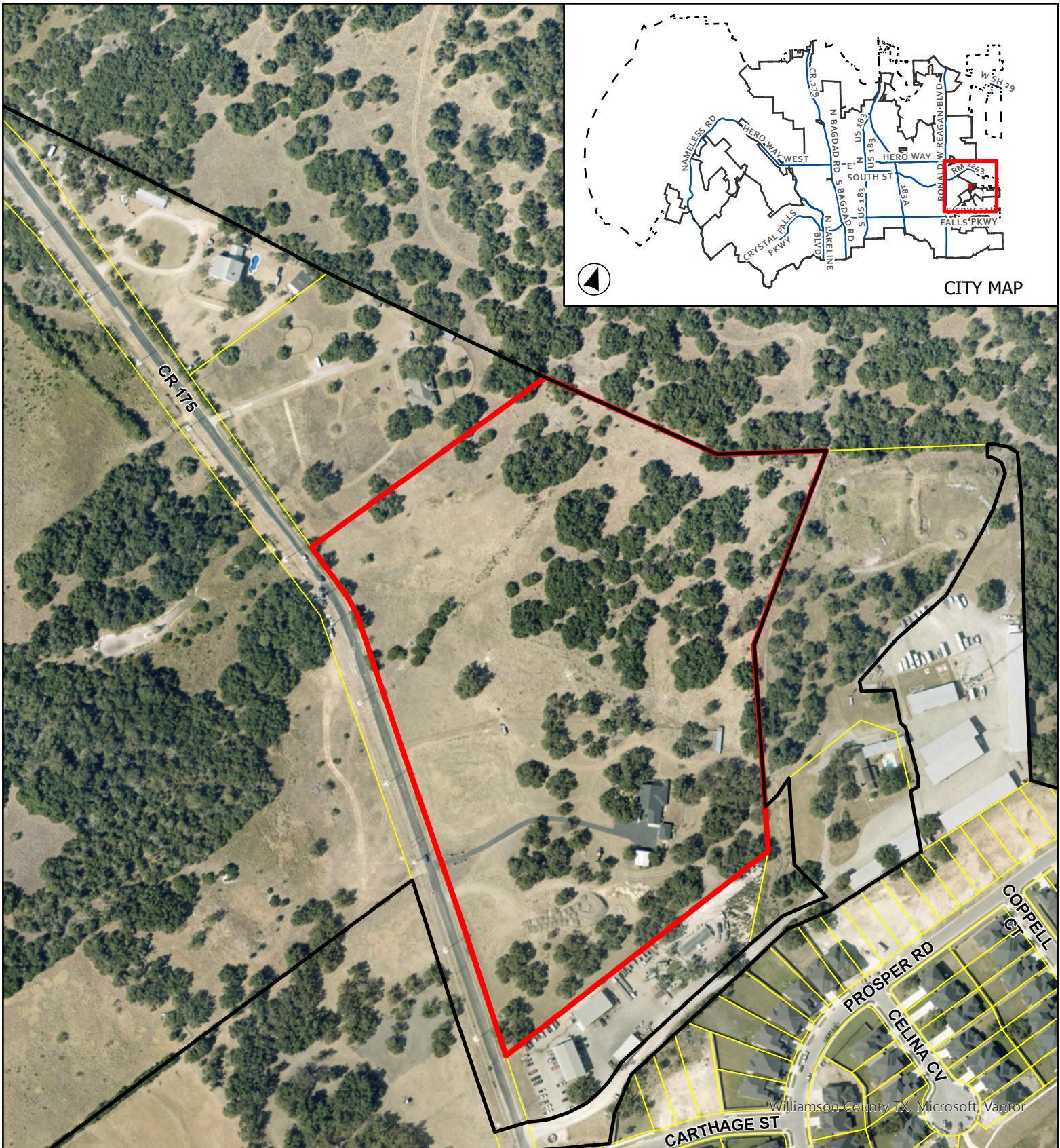
We respectfully request that the Planning Commission and City Council recognize the significant effort undertaken in designing this subdivision to preserve as many trees as possible. This is one of the situations that is comparable to squeezing a balloon. You change the layout for one item that results in a problem in another area. The plan as submitted is the result of squeezing that balloon, wrestling with the alternatives, and coming out with the best solution we can with what we were given to work with.

If you have any questions or comments, please feel free to contact me at (512) 658-8095 or gejtexas@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Eli Jones". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gary Eli Jones,
P.E. Member



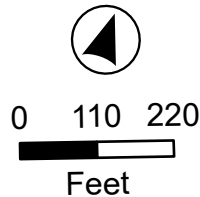
CASE: TRP-45-0049

ATTACHMENT 3

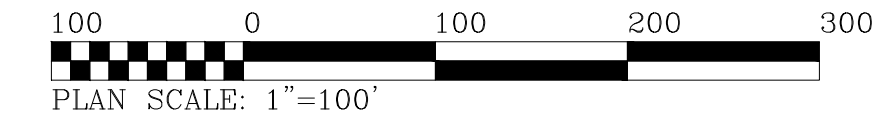
OAK GROVE ESTATES

Aerial Map

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- Leander City Limits
- Williamson County Parcels
- Subject Boundary



Line #	Length	Direction
L1	152.16	N56° 07' 04"W
L2	1008.25	N38° 42' 54"W
L3	702.35	S31° 23' 59"W
L4	432.79	S23° 18' 31"E
L5	432.28	S0° 05' 31"E
L6	238.45	N68° 58' 40"E
L7	390.47	S85° 01' 58"E
L8	609.23	N33° 50' 50"E

#	OWNER INFORMATION	ACRES	DEED/PLAT INFORMATION
1	CSM-MASON FAMILY, LP	173.8	2011086909
2	JOHN WAYNE & JODY M. BRODHECKER	5.00	2025012047
3	LEANDER ISD TRUSTEE	163.59	2010054945
4	JESSE W. STENCE	74.00	2021184954
5	GEORGE A. GLENN	5.368	2004056662
6	GEORGE A. GLENN	3.43	2004056662
7	GEORGE A. GLENN	2.39	2004056662
8	GEORGE A. GLENN	0.477	2004056662
9	GZJS, LLC	2.295	2016045671
10	MI HOMES OF AUSTIN, LLC	--	--
11	MI HOMES OF AUSTIN, LLC	--	--
12	MI HOMES OF AUSTIN, LLC	--	--
13	JONATHAN D. SAMUEL	--	2025014416
14	BALA KOTESWARA RAO MALLAMPATI & ARUNA RATAKUNDLA (CO-TRUSTEES OF THE MALLAMPATI LIVING TRUST)	--	2025000587
15	VIKRANT & MANISHA SONONE	--	2024066785
16	THAMILARASAN THANASINGH & SUGANTHA PRIYA RAJENDRAN	--	2025000315
17	SATISH MOTIPALLI & SUNITHA KAPARTHI	--	2024019384

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING CITY E.T.J. LINE

TRUNK LOCATION
CRITICAL ROOT ZONE

TRUNK LOCATION
CRITICAL ROOT ZONE

TREE (TO REMAIN)

TREE (TO BE REMOVED)



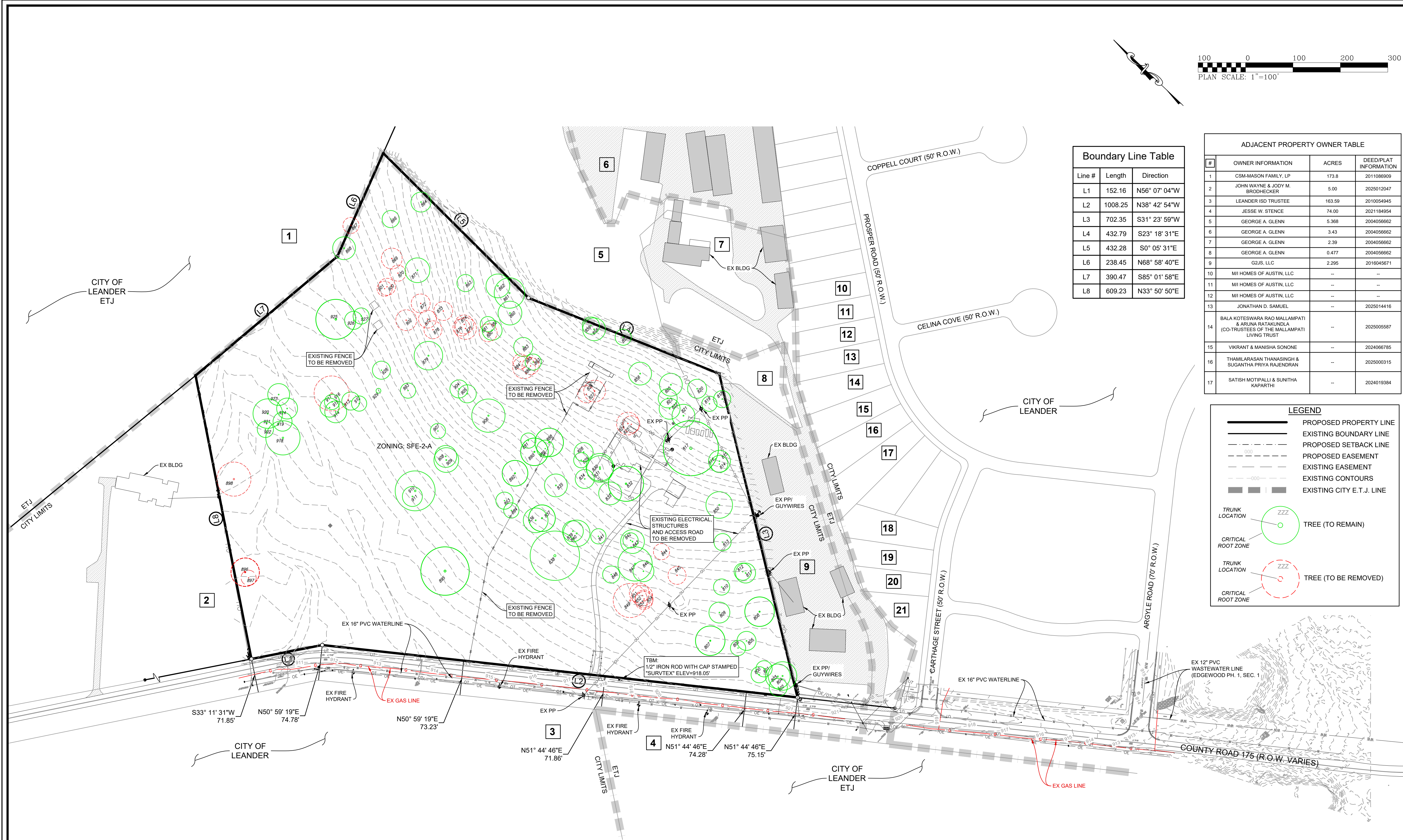
Dec 16, 2023

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-552-0560

OAK GROVE ESTATES SUBDIVISION
SUBDIVISION IMPROVEMENTS
EXISTING CONDITIONS PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	

SHEET
8
OF
63



SURVEYOR
JOHN McCOWN, R.P.L.S. NO. 5135
600 WEST WHITESTONE BLVD.
CEDAR PARK, TX 78613
512-249-8875
TBPELS FIRM NO. 10084600

OWNER / DEVELOPER
CR 175 INVESTMENTS, L.L.C.
621 COUNTY ROAD 175
LEANDER, TEXAS 78641
CONTACT: JOSH BECKER
512-909-4744
josh@dannendev.com

- NOTES:**
- THIS DEVELOPMENT IS ZONED AS SINGLE FAMILY ESTATE (SFE-2-A).
 - PARK PLAN: FEE IN LIEU.
 - THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN.
 - NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0480F, DATED DECEMBER 20TH, 2019.
 - THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

- TREE NOTES:**
- IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALLOUTS ON PLAN SHEET(S) VERSUS THE TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.
 - REFER TO SHEET 6 FOR COMPLETE TREE LIST.
 - THE TREE SURVEY SHOWN WAS COMPLETED ON FEBRUARY 10, 2023.

C:\Users\jbecker\OneDrive\Engineering\25-Working\Projects\Oak Grove\Subdivision\00_01-CAD\00_04-Shared\CONSTRUCTION\ELL_OAK_GROVE_ETJ_COND.dwg Dec 16, 23 9:40 am

EXISTING TREE LIST

TREE NO	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
800	LIVE OAK	17		0	0	
801	LIVE OAK	17		0	0	
802	CEDARELM	19		19	0	
803A	CEDARELM	15		0	0	
803B	CEDARELM	15		0	0	
804A	LIVE OAK	22		22	0	
804B	LIVE OAK	16		0	0	
805A	LIVE OAK	13		0	0	
805B	LIVE OAK	13		0	0	
806A	LIVE OAK	11		0	0	
806B	LIVE OAK	10		0	0	
807	LIVE OAK	31		0	31	
808	LIVE OAK	31		0	31	
809	LIVE OAK	22		22	0	
810	CEDARELM	17		0	0	
811	LIVE OAK	21		21	0	
812	LIVE OAK	18		18	0	
813	LIVE OAK	18		18	0	
814	LIVE OAK	18		18	0	
815	LIVE OAK	23		23	0	
816	LIVE OAK	16		0	0	
817	LIVE OAK	58		0	58	
818	LIVE OAK	18		18	0	
819	LIVE OAK	16		0	0	
820	CEDARELM	20		20	0	
821A	LIVE OAK	16		0	0	
821B	LIVE OAK	16		0	0	
822A	LIVE OAK	15		0	0	
822B	LIVE OAK	13		0	0	
823A	LIVE OAK	15		0	0	
823B	LIVE OAK	10		0	0	
824	LIVE OAK	24	24	24	0	ROADWAY CONSTRUCTION
825	LIVE OAK	18	18	18	0	ROADWAY CONSTRUCTION
826A	LIVE OAK	12	12	0	0	ROADWAY CONSTRUCTION
826B	LIVE OAK	11	11	0	0	ROADWAY CONSTRUCTION
827A	LIVE OAK	13	13	0	0	ROADWAY CONSTRUCTION
827B	LIVE OAK	12	12	0	0	ROADWAY CONSTRUCTION
828	LIVE OAK	20		20	0	
829	LIVE OAK	16		0	0	
830A	LIVE OAK	23		23	0	
830B	LIVE OAK	11		0	0	
831A	LIVE OAK	18		18	0	
831B	LIVE OAK	10		0	0	
831C	LIVE OAK	10		0	0	
832	LIVE OAK	37		0	37	
833	LIVE OAK	24		24	0	
834	LIVE OAK	20		20	0	
835A	LIVE OAK	16		0	0	
835B	LIVE OAK	16		0	0	
836	LIVE OAK	26		26	0	
837	LIVE OAK	28		28	0	
838A	LIVE OAK	23		23	0	
838B	LIVE OAK	23		23	0	
838C	LIVE OAK	23		23	0	
838D	LIVE OAK	11		0	0	
839A	LIVE OAK	17		0	0	
839B	LIVE OAK	10		0	0	
840A	LIVE OAK	21		21	0	
840B	LIVE OAK	14		0	0	
841	LIVE OAK	16		0	0	
842	LIVE OAK	16		0	0	
843	LIVE OAK	25		25	0	
844	LIVE OAK	17	17	0	0	ROADWAY CONSTRUCTION
845	LIVE OAK	19	19	19	0	ROADWAY CONSTRUCTION
846A	LIVE OAK	15		0	0	
846B	LIVE OAK	14		0	0	
847A	LIVE OAK	26		26	0	
847B	LIVE OAK	19		19	0	
848	LIVE OAK	18		18	0	
849A	LIVE OAK	21	21	21	0	ROADWAY CONSTRUCTION
849B	LIVE OAK	16	16	0	0	ROADWAY CONSTRUCTION
849C	LIVE OAK	13	13	0	0	ROADWAY CONSTRUCTION
850A	LIVE OAK	17		0	0	
850B	LIVE OAK	8		0	0	
851	LIVE OAK	21	21	21	0	ROADWAY CONSTRUCTION
852	LIVE OAK	22	22	22	0	ROADWAY CONSTRUCTION
853	LIVE OAK	19	19	19	0	ROADWAY CONSTRUCTION
854A	LIVE OAK	14	14	0	0	ROADWAY CONSTRUCTION
854B	LIVE OAK	9	9	0	0	ROADWAY CONSTRUCTION
855A	LIVE OAK	16		0	0	
855B	LIVE OAK	15		0	0	
856A	CEDARELM	14		0	0	
856B	CEDARELM	12		0	0	
856C	CEDARELM	8		0	0	
857A	LIVE OAK	12		0	0	
857B	LIVE OAK	9		0	0	
858	LIVE OAK	24		24	0	

EXISTING TREE LIST

TREE NO	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
859	LIVE OAK	18		18	0	
860A	CEDARELM	13		0	0	
860B	CEDARELM	11		0	0	
860C	CEDARELM	8		0	0	
860D	CEDARELM	5		0	0	
861A	CEDARELM	11		0	0	
861B	CEDARELM	10		0	0	
861C	CEDARELM	9		0	0	
861D	CEDARELM	9		0	0	
861E	CEDARELM	8		0	0	
861F	CEDARELM	6		0	0	
862A	LIVE OAK	17		0	0	
862B	LIVE OAK	16		0	0	
863	LIVE OAK	18		18	0	
864A	LIVE OAK	16		0	0	
864B	LIVE OAK	10		0	0	
865	LIVE OAK	16		0	0	
866A	LIVE OAK	11		0	0	
866B	LIVE OAK	8		0	0	
866C	LIVE OAK	6		0	0	
867A	CEDARELM	12	12	0	0	ROADWAY CONSTRUCTION
867B	CEDARELM	10	10	0	0	ROADWAY CONSTRUCTION
868A	LIVE OAK	18		18	0	
868B	LIVE OAK	6		0	0	
868C	LIVE OAK	5		0	0	
869A	LIVE OAK	12	12	0	0	ROADWAY CONSTRUCTION
869B	LIVE OAK	10	10	0	0	ROADWAY CONSTRUCTION
869C	LIVE OAK	9	9	0	0	ROADWAY CONSTRUCTION
870A	LIVE OAK	10	10	0	0	ROADWAY CONSTRUCTION
870B	LIVE OAK	8	8	0	0	ROADWAY CONSTRUCTION
870C	LIVE OAK	5	5	0	0	ROADWAY CONSTRUCTION
871A	LIVE OAK	16		0	0	
871B	LIVE OAK	11		0	0	
871C	LIVE OAK	9		0	0	
872A	LIVE OAK	9	9	0	0	ROADWAY CONSTRUCTION
872B	LIVE OAK	8	8	0	0	ROADWAY CONSTRUCTION
872C	LIVE OAK	8	8	0	0	ROADWAY CONSTRUCTION
872D	LIVE OAK	6		0	0	
873	LIVE OAK	20	20	20	0	ROADWAY CONSTRUCTION
874	LIVE OAK	20	20	20	0	ROADWAY CONSTRUCTION
875	LIVE OAK	23	23	23	0	ROADWAY CONSTRUCTION
876	LIVE OAK	18	18	18	0	ROADWAY CONSTRUCTION
877A	LIVE OAK	12	12	0	0	ROADWAY CONSTRUCTION
877B	LIVE OAK	7	7	0	0	ROADWAY CONSTRUCTION
877C	LIVE OAK	6	6	0	0	ROADWAY CONSTRUCTION
878A	LIVE OAK	10	10	0	0	ROADWAY CONSTRUCTION
878B	LIVE OAK	8	8	0	0	ROADWAY CONSTRUCTION
878C	LIVE OAK	5	5	0	0	ROADWAY CONSTRUCTION
878D	LIVE OAK	4	4	0	0	ROADWAY CONSTRUCTION
879A	LIVE OAK	16		0	0	
879B	LIVE OAK	9		0	0	
879C	LIVE OAK	8		0	0	
879D	LIVE OAK	5		0	0	
879E	LIVE OAK	5		0	0	
880	LIVE OAK	19	19	19	0	ROADWAY CONSTRUCTION
881	LIVE OAK	16		0	0	
882	LIVE OAK	21		21	0	
883A	LIVE OAK	9		0	0	
883B	LIVE OAK	9		0	0	
883C	LIVE OAK	7		0	0	
883D	LIVE OAK	6		0	0	
884A	LIVE OAK	8	8	0	0	ROADWAY CONSTRUCTION
884B	LIVE OAK	8	8	0	0	ROADWAY CONSTRUCTION
885	LIVE OAK	24	24	24	0	ROADWAY CONSTRUCTION
886	LIVE OAK	18	18	18	0	ROADWAY CONSTRUCTION
887A	LIVE OAK	12		0	0	
887B	LIVE OAK	10		0	0	
888	LIVE OAK	30		30	0	
889	LIVE OAK	18		18	0	
890	LIVE OAK	29		29	0	
891	POST OAK	16		0	0	
892	LIVE OAK	27		27	0	
893	CEDARELM	18		18	0	
894	LIVE OAK	16		0	0	
895A	LIVE OAK	32		32	0	
895B	LIVE OAK	14		0	0	
895C	LIVE OAK	14		0	0	
895D	LIVE OAK	9		0	0	
896	LIVE OAK	30	30	0	0	CHANNEL CONSTRUCTION
897	LIVE OAK	16	16	0	0	CHANNEL CONSTRUCTION
898A	LIVE OAK	13	13	0	0	CHANNEL CONSTRUCTION
898B	LIVE OAK	13	13	0	0	CHANNEL CONSTRUCTION
898C	LIVE OAK	11	11	0	0	CHANNEL CONSTRUCTION
898D	LIVE OAK	11	11	0	0	CHANNEL CONSTRUCTION
898E	LIVE OAK	10	10	0	0	CHANNEL CONSTRUCTION
899	LIVE OAK	20		20	0	
900A	LIVE OAK	13	13	0	0	ROADWAY CONSTRUCTION
900B	LIVE OAK	10	10	0	0	ROADWAY CONSTRUCTION

EXISTING TREE LIST

TREE NO	TREE TYPE	CALIPER INCH	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
901A	LIVE OAK	11	11	0	0	ROADWAY CONSTRUCTION
901B	LIVE OAK	10	10	0	0	ROADWAY CONSTRUCTION
902A	LIVE OAK	9	9	0	0	ROADWAY CONSTRUCTION
903	LIVE OAK	16		0	0	
904	LIVE OAK	19		19	0	
905	LIVE OAK	19		19	0	
906A	LIVE OAK	21		21	0	
906B	LIVE OAK	18		18	0	
906C	LIVE OAK	9		0	0	
907A	LIVE OAK	8		0	0	
907B	LIVE OAK	8		0	0	
907C	LIVE OAK	8		0	0	
908A	LIVE OAK	15		0	0	
908B	LIVE OAK	15		0	0	
909A	LIVE OAK	17		0	0	
909B	LIVE OAK	10		0	0	
910A	LIVE OAK	17		0	0	
910B	LIVE OAK	16		0	0	
910C	LIVE OAK	12		0	0	
910D	LIVE OAK	12		0	0	
910E	LIVE OAK	9		0	0	
911A	LIVE OAK	16		0	0	
911B	LIVE OAK	9		0	0	
912A	LIVE OAK	11		0	0	
912B	LIVE OAK	10		0	0	
913A	LIVE OAK	13		0	0	
913B	LIVE OAK	12		0	0	
914A	LIVE OAK	13		0	0	
914B	LIVE OAK	12		0	0	
914C	LIVE OAK	8		0	0	
915A	LIVE OAK	13		0	0	
915B	LIVE OAK	13		0	0	
916A	LIVE OAK	11		0	0	
916B	LIVE OAK	10		0	0	
917A	LIVE OAK	25	25	25	0	ROADWAY CONSTRUCTION
917B	LIVE OAK	23	23	23	0	ROADWAY CONSTRUCTION
918A	LIVE OAK	21		21	0	
918B	LIVE OAK	19		19	0	
918C	LIVE OAK	10		0	0	
919	LIVE OAK	20		20	0	
920A	CEDARELM	21		21	0	
920B	CEDARELM	20		20	0	
921A	LIVE OAK	12		0	0	
922A	LIVE OAK	12		0	0	
922B	LIVE OAK	9		0	0	
923A	LIVE OAK	16		0	0	
923B	LIVE OAK	14		0	0	
924A	LIVE OAK	18		18	0	
925	LIVE OAK	42		0	42	
926A	LIVE OAK	14		0	0	
926B	LIVE OAK	10		0	0	
927	CEDARELM	17		0	0	
928A	LIVE OAK	9		0	0	
928B	LIVE OAK	8		0	0	
928C	LIVE OAK	7		0	0	
929A	LIVE OAK	11		0	0	
929B	LIVE OAK	10		0	0	
929C	LIVE OAK	9		0	0	
929D	LIVE OAK	8		0	0	

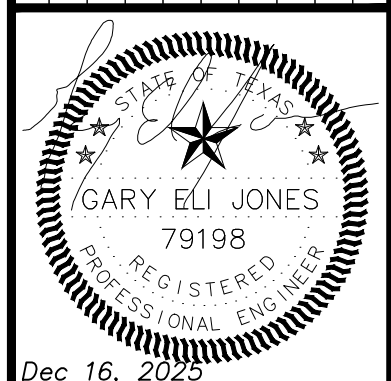
C:\Users\j\OneDrive\Engineering\2-Working\Files\Oak Grove\Subdivision\00_01-CAD\00_04-Shared\CONSTRUCTION\ELL_OAK_GROVE_STATION.dwg Dec 16, 2023 9:43 am



- NOTES:**
- SEE SHEET 9 FOR COMPLETE EXISTING TREE LIST.
 - SEE SHEET 49 FOR TREE PROTECTION DETAILS.

LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING BOUNDARY LINE
	PROPOSED EASEMENT
	EXISTING CITY E.T.J. LINE

TREE PROTECTION LEGEND	
TREE PROTECTION (STANDARD 303.2, SHEET 49)	TP ——— TP ———
TREE (TO REMAIN)	<p>TRUNK LOCATION </p> <p>CRITICAL ROOT ZONE </p>
TREE (TO BE REMOVED)	<p>TRUNK LOCATION </p> <p>CRITICAL ROOT ZONE </p>



TPBELS FIRM No. 17877

ELI ENGINEERING

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0818 (F) 512-532-0560

LEANDER, TEXAS 78641 (ETJ)

OAK GROVE ESTATES SUBDIVISION

SUBDIVISION IMPROVEMENTS

TREE PROTECTION PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	RR
DATE:	DRAWN:	JTC
DESIGNED:	EEL	

SHEET

12

OF

63




TAG 873
20" LIVE OAK



TAG 873
20" LIVE OAK



TAG 874
20" LIVE OAK



TAG 874
20" LIVE OAK



TAG 875
23" LIVE OAK

TREE 875
23" LIVE OAK



TAG 880
19" LIVE OAK



TAG 880
19" LIVE OAK



TAG 880
19" LIVE OAK

**NOTE: APPEARS THE FREEZE TOOK OUT SOME
PRETTY LARGE BRANCHES ON THIS TREE.**



**TREE 896 NO TAG
30" LIVE OAK**



TREE 896 NO TAG
30" LIVE OAK



TREE 896 NO TAG
30" LIVE OAK



TREE 917 NO TAG
25"/23" LIVE OAK



**TREE 917 NO TAG
25"/23" LIVE OAK**



EXECUTIVE SUMMARY
3/12/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-26-0051 regarding the removal of 13 Significant Trees associated with 675 Kauffman Loop Lot 1, Block B (SD-25-0374), generally located at 3244 Albion Drive, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal request process. The applicant has submitted a request to remove 24 Significant Trees as part of the Site Development permit. No Heritage Trees are proposed for removal with this permit. Per the Composite Zoning Ordinance, removal of Significant Trees greater than 18 caliper inches requires the approval of the Planning & Zoning Commission or the approval of an alternative tree preservation plan as described in this ordinance for projects other than single-family or two-family. The 13 Significant Trees proposed for removal require action by the Planning & Zoning Commission. Per the applicant, this tree removal request is to facilitate development of the property. Staff did work with the applicant during the review process to modify the site design to save additional trees.

The Composite Zoning Ordinance includes the following tree mitigation requirements:

- Up to 50% percent of the caliper inches of Significant Trees between eight (8) and 18 caliper inches may be removed without mitigation
- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and 18 caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and equal to 26 caliper inches.
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed.
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to \$150.00 per caliper inch of replacement tree.

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION

There are 20 Significant Trees between eight (8) and 18 caliper inches and the applicant is proposing to remove 11 trees. There are 15 Significant Trees between 18 and 26 caliper inches and the applicant is proposing to remove 13. The four (4) Heritage Trees existing on the property are being preserved. Approximately 586 caliper inches of replacement caliper inches will be required for mitigation. The following mitigation is proposed for the tree removal request:

- Mitigation is proposed through credit of 44 caliper inches of replacement trees as well as a payment in-lieu of replacement trees in the amount of approximately \$81,262.50.

A complete preservation plan for this property is provided as Attachment 3. All of the fees and mitigation will be paid with the Site Development permit.

GENERAL INFORMATION:

Current Zoning: 675 Kauffman Loop PUD (Planned Unit Development) with a base zoning of GC-2-A (General Commercial)

Size and Location: This property is generally located at 3244 Albion Drive, including approximately 3.855 acres.

Surrounding Area: To the north of this property is SH 29 and a vacant lot outside of the City of Leander jurisdiction. To the west of this property is Bar W Ranch Commercial development which includes HEB and retail uses. To the east of the property is vacant land outside of the City of Leander jurisdiction and to the south is the SFT (Single-Family Townhouse) portion of the Kauffman Loop PUD development which is currently undeveloped.

Physical and Natural Features: This property contains light tree coverage and no floodplain.

HISTORY/TIMELINE:

- 10/10/2022 – Kauffman Loop PUD Approved
- 06/19/2024 – Kauffman Loop PUD Minor Amendment Approved
- 09/16/2024 – Concept Plan and Preliminary Plat Approved
- 11/21/2024 – Kauffman Loop PUD Amendment #1 Approved

APPLICANT/AGENT:

Tom Groll Engineering, PC (Tom Groll) on behalf of 675 Kaufman, LP (Richard Gary).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

- 1. Approve the tree removal request;
- 2. Deny the tree removal request; or
- 3. Propose an alternative plan that includes saving additional trees

Staff recommends Option 1 listed above – Approve the tree removal request. This would allow the applicant to remove trees as part of the Site Development permit.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

- 1. TRP-26-0051 Att 1 Letter of Intent - 675 Kauffman Loop Lot 1 Blk B
- 2. TRP-26-0051 Att 2 Location Map - 675 Kauffman Loop Lot 1 Block B
- 3. TRP-26-0051 Att 3 Aerial Map - 675 Kauffman Loop Lot 1 Block B
- 4. TRP-26-0051 Att 4 Tree Removal Exhibit - 675 Kauffman Loop Lot 1 Blk B
- 5. TRP-26-0051 Att 5 Tree Field Data - 675 Kauffman Loop Lot Blk B



Tom Groll Engineering, PC

March 4, 2026

City of Lander Planning Department
201 N. Brushy St.
Georgetown, Texas 78641

Re: 675 Kaufman Loop – Letter of Intent for tree removal request application.

Project #TRP-26-0051

Planning Department,

This Letter of Intent for the development 675 Kauffman Loop Lot 1, Block B is provided as required by the SIGNIFICANT AND/OR HERITAGE TREE REMOVAL REQUEST application package. The 675 Kauffman Loop site has an approved Preliminary Plat/Concept Plan (CP-23-009), Public Improvement Plans (PICP-24-0176), Site Development Plans (SD-24-0282), and a recorded Final Plat (FP -24-0196, Document #2025087273). The purpose of this application is to satisfy comments in the SD-25-0374 plan review related to tree removal and tree mitigation.

The SD-25-0374 plan set pertains to development of Lot 1, Block B of the 675 Kauffman Loop subdivision. Lot 1, Block B is proposed to be developed as a commercial site that will have two 15,000 square foot buildings, a shared access driveway, parking, and landscaping as required by code. Building #1 will be occupied by a 5,000 square foot restaurant, a 7,000 square foot grocery store, and 3,000 square feet of general commercial use. Building #2 does not currently have uses committed but is assumed to ultimately contain 15,000 square feet of general commercial use. This tree removal request is to facilitate development of the property as proposed by SD-25-0374.

A Total of 24 trees are proposed for removal with this application. Eleven of the trees are in the 8” – 18” category, thirteen are in the 18” – 26” category. No heritage trees are proposed for removal. The following pages provide a list of trees to be removed and pictures of each tree with the reason for its proposed removal.

Please do not hesitate to contact me if you have any questions about the responses provided herein.

Thank you,

Thomas J. Groll, P.E.
President
Tom Groll Engineering, PC
Firm #9799

CC: Mr. Richard Gary – 675 Kaufman, LP

List of trees to be removed with SD-25-0374.

Tree #	Species	Trunk	Reason for removal	Category
5913	ELM	10.00	Retaining wall	8" - 18"
8953	ELM	10.00	Access Drive	
8960	ELM	9.00	Building #2 Pad	
8961	ELM	8.00	Building #2 Pad	
8962	ELM	12.00	Building #2 Pad	
8970	ELM	15.00	Building #1 Pad	
8971A	ELM	8.00	Building #1 Pad	
9392	ELM	12.00	Driveway/Parking	
9396	ELM	13.75	Driveway/Parking	
9397	ELM	8.25	Building #2 Pad	
9566	ELM	9.00	Driveway/Parking	
Total		115.00		

Tree #	Species	Trunk	Reason for removal	Category
8954	LO	22.25	Driveway/Parking	18" - 26"
8955	LO	23.00	Driveway/Parking	
8956	LO	23.00	Driveway/Parking	
8957	LO	20.00	Driveway/Parking	
8959	LO	24.00	Driveway/Parking	
8968	LO	21.00	Building #1 Pad	
8969	LO	18.50	Building #1 Pad	
8974	LO	21.00	Building #1 Pad	
8975	LO	26.00	Building #1 Pad	
8976	LO	21.50	Building #1 Pad	
9395	LO	25.50	Driveway/Parking	
9398	LO	26.00	Driveway/Parking	
9399	LO	18.50	Driveway/Parking	
Total		290.25		



5913 – 10” Elm; conflicts with proposed retaining wall



8960 – 9” Elm; conflicts with Building #2 pad site



8953 – 10” Elm; conflicts with shared access drive



8961 – 8” Elm; conflicts with Building #2 pad site



8962 – 12” Elm; conflicts with Building #2 pad site



8971A – 8” Elm; conflicts with Building #1 pad site



8970 – 15” Elm; conflicts with Building #1 pad site



9392 – 12” Elm; conflicts with driveway/parking area

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(512) 848-5796 • tomg@tg-eng.com
FIRM #9799



9396 – 13.75" Elm; conflicts with driveway/parking area



9566 – 9" Elm; conflicts with driveway/parking area



9397 – 8.25" Elm; conflicts with driveway/parking area

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(512) 848-5796 • tomg@tg-eng.com
FIRM #9799



8954 – 22.25” Live Oak; conflicts with driveway/parking area



8956 – 23” Live Oak; conflicts with driveway/parking area



8955 – 23” Live oak; conflicts with driveway/parking area



8957 – 20” Live Oak; conflicts with driveway/parking area

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FIRM #9799



8959 – 24” Live Oak; conflicts with driveway/parking area



8969 – 18.5” Live Oak; conflicts with Building #1 pad site



8968 – 21” Live Oak; conflicts with Building #1 pad site



8974 – 21” Live Oak; conflicts with Building #1 pad site

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(512) 848-5796 • tomg@tg-eng.com
FIRM #9799



8976 – 21.5” Live Oak; conflicts with Building #1 pad site



9399 – 18.5” Live Oak; conflicts with driveway/parking area



9395 – 25.5” Live Oak; conflicts with driveway/parking area

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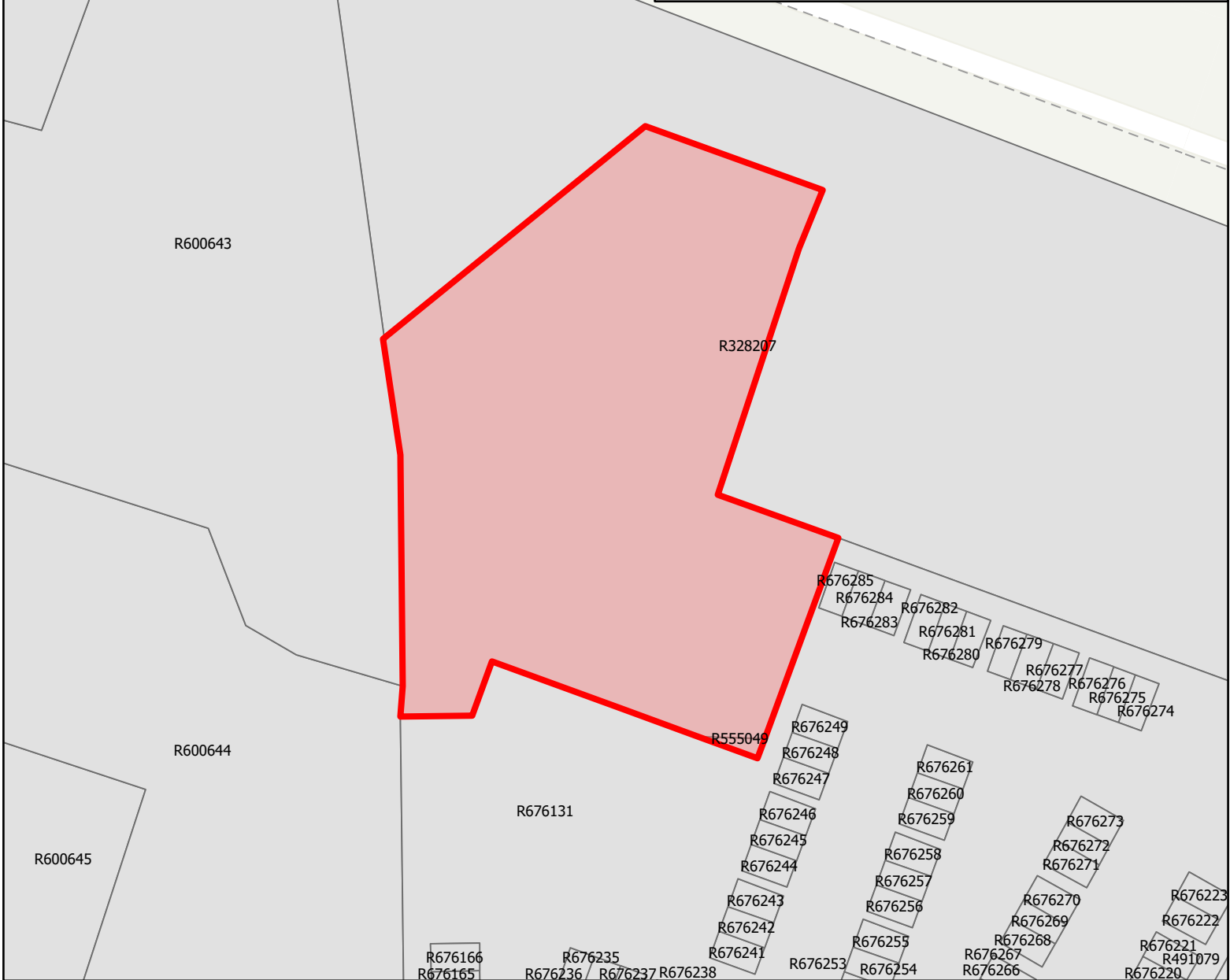
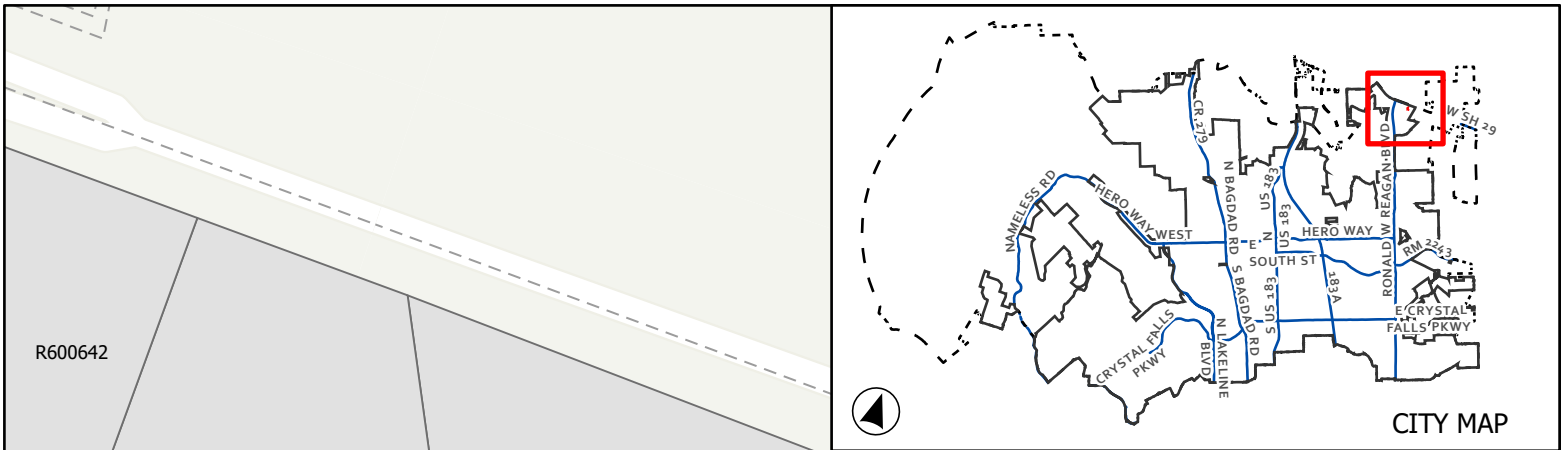


8975 – 26” Live Oak; conflicts with Building #1 pad site



9398 – 26” Live Oak; conflicts with driveway/parking area

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CASE: TRP-26-0051

ATTACHMENT 2

675 KAUFFMAN LOOP LOT 1,
BLOCK B

Location Map

Subject Boundary

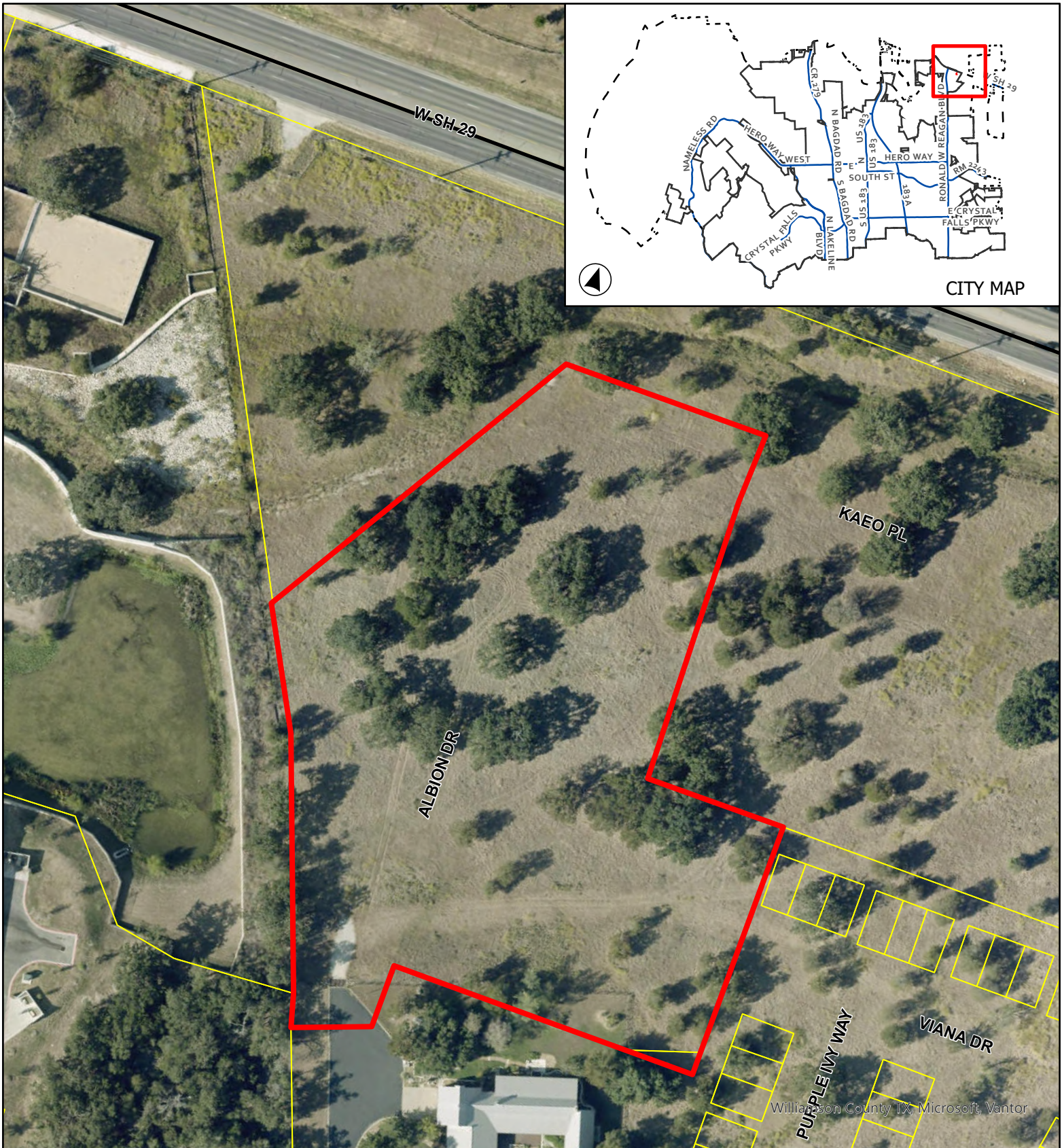


0 55 110



Feet

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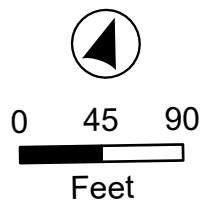
CASE: TRP-26-0051

ATTACHMENT 3

675 KAUFFMAN LOOP
LOT 1, BLOCK B

Aerial Map

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- Leander City Limits
- Williamson County Parcels
- Subject Boundary



5913 – 10” Elm; conflicts with proposed retaining wall



8960 – 9” Elm; conflicts with Building #2 pad site



8953 – 10” Elm; conflicts with shared access drive



8961 – 8” Elm; conflicts with Building #2 pad site



8962 – 12” Elm; conflicts with Building #2 pad site



8971A – 8” Elm; conflicts with Building #1 pad site



8970 – 15” Elm; conflicts with Building #1 pad site



9390 – 9” Elm; conflicts with driveway/parking area

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9391 – 14” Elm; conflicts with driveway/parking area



9394 – 11.75” Elm; conflicts with driveway/parking area



9392 – 12” Elm; conflicts with driveway/parking area



9396 – 13.75” Elm; conflicts with driveway/parking area

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9397 – 8.25" Elm; conflicts with driveway/parking area

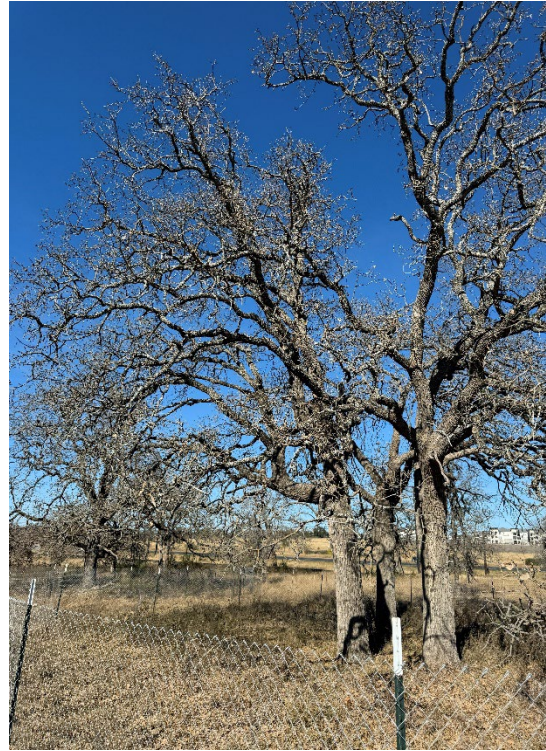


9566 – 9" Elm; conflicts with driveway/parking area

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8954 – 22.25” Live Oak; conflicts with driveway/parking area



8956 – 23” Live Oak; conflicts with driveway/parking area



8955 – 23” Live oak; conflicts with driveway/parking area



8957 – 20” Live Oak; conflicts with driveway/parking area

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8959 – 24” Live Oak; conflicts with driveway/parking area



8969 – 18.5” Live Oak; conflicts with Building #1 pad site



8968 – 21” Live Oak; conflicts with Building #1 pad site



8974 – 21” Live Oak; conflicts with Building #1 pad site

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8976 – 21.5” Live Oak; conflicts with Building #1 pad site



9399 – 18.5” Live Oak; conflicts with driveway/parking area



9395 – 25.5” Live Oak; conflicts with driveway/parking area

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8975 – 26” Live Oak; conflicts with Building #1 pad site



9398 – 26” Live Oak; conflicts with driveway/parking area

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